

To Save the Escarpment

Report of the
NIAGARA ESCARPMENT TASK FORCE
December 1972



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SAVE
THE ESCARPMENT

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December, 1972 ✓





Ontario

Ministry of Treasury
Economics and
Intergovernmental
Affairs

Queen's Park
Toronto Ontario

December 30, 1972

Hon. C.S. MacNaughton
Treasurer of Ontario and
Minister of Economics and
Intergovernmental Affairs

Hon. A.B.R. Lawrence
Provincial Secretary for
Resources Development

Sirs:

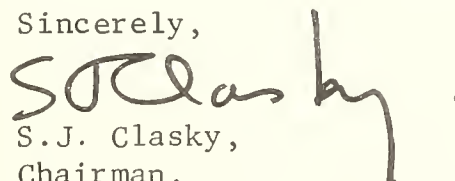
It is my pleasure to submit the attached report on behalf
of the Niagara Escarpment Task Force.

As the Chairman of the Task Force, I wish to express my
appreciation for the guidance and support given by you
during our deliberations. In addition, I wish to
acknowledge the valuable aid given by the former Treasurer,
W. Darcy McKeough, during the initial stages of the Task
Force's work.

The members of the Niagara Escarpment Task Force have
given their time and efforts freely and willingly during
the last six months. They have been able to do so because
of the support each has received within his own ministry.

Finally, on behalf of the Task Force I wish to acknowledge
the contributions made by our Secretary, Mr. John Spender,
and Mr. M. Phillips, both of the Regional Development Branch,
and our Research Officer, Mr. C. Cambray of M.V. Jones and
Associates Ltd.

Sincerely,



S.J. Clasky,
Chairman,
Niagara Escarpment Task Force



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THE NIAGARA ESCARPMENT TASK FORCE

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TERMS OF REFERENCE

The Niagara Escarpment Task Force was appointed on May 1, 1972, with four terms of reference.

1. To develop overall priorities to be used in the acquisition of land by the Province and its agencies.
2. To advise on all proposed land acquisitions by the Province and its agencies.
3. To establish land-use and development standards and to examine various methods of land-use control and to recommend a system which will ensure the appropriate use of lands.
4. To advise upon all proposals which would result in major changes in existing land-use patterns.

1. RECOMMENDATIONS

To meet its terms of reference, the Task Force recommends that:

5* The GOAL: should be:

- 5.1 To maintain the Niagara Escarpment as a continuous natural environment while seeking to accommodate demands compatible with that environment.

The OBJECTIVES: should be:

- 5.2 To protect unique ecologic and historic areas.

To maintain and enhance the quality and character of natural streams and water supplies.

To provide adequate opportunities for outdoor recreation, through the public and private sectors.

To maintain and enhance the open character of the Escarpment by such means as compatible farming or forestry and by preserving the natural scenery.

*Recommendation numbers correspond to chapter numbers in the text.

To ensure that all new development is compatible with the goal for the Escarpment.

To provide adequate access to the Escarpment.

7. PROVINCIAL-LOCAL PLANNING FRAMEWORK

- 7.1 A planning framework for the Escarpment area should be set up according to the guidelines in Design for Development: Phase Three, with careful attention to the provincial-local relationship.
- 7.2 Provincial policies and plans should be pre-eminent in the control and development of the Escarpment, within the planning framework set out below.
- 7.3 Official plans should be mandatory for all municipalities having jurisdiction on the Escarpment.
- 7.4 Municipalities, individual citizens and provincial agencies should all contribute to the development of provincial and local plans

covering the Escarpment.

- 7.5 Once they are adopted or approved by the Province, provincial and local plans must be legally binding on all parties involved.
- 7.6 It should be possible for municipalities, the public or the Province to initiate amendments to adopted or approved plans.
- 7.7 Official plans should be regularly reviewed at intervals of not less than five years.
- 7.8 Local government systems should be restructured immediately to give them enough physical and economic resources and enough population to make rational planning practical.
- 7.9 The Province should help municipalities to bring their official plans into line with provincial plans.
- 7.10 In planning for the Escarpment, provincial

and local authorities should encourage broad public participation through a system in keeping with the one outlined in Design for Development: Phase Three.

8. DEVELOPMENT CONTROL

- 8.1 An Escarpment plan should be implemented by development control instead of zoning by-laws.
- 8.2 Criteria for development control should be established as part of a plan for the Escarpment area.

9. ASSESSMENT-TAXATION

- 9.1 Property should be assessed and taxed according to the use designated for it in official plans. When the actual use is not the same as the designated use, a modified version of the golf course principle should be applied. Under the modification recommended here, taxes and interest on the taxes would accumulate

for a stipulated period, rather than indefinitely.

10. LAND ACQUISITION

- 10.1 The Province should give priority to the acquisition of the Escarpment's unique ecologic and historic areas.
- 10.2 The Ontario government should acquire land on the Escarpment within the context of its own province-wide plan for providing recreation facilities.
- 10.3 In acquiring land on the Escarpment, the Province should give priority to potential ski areas and potential park land near urban centres.
- 10.4 Whenever land is being acquired by any government body for any purpose other than preservation or recreational use (such as for agriculture or forestry), such acquisition should be compatible with province-wide land-use policies and with the provincial plan for the Escarpment area.

- 10.5 Legislation should be passed to make it possible for the Province to purchase easements for appropriate purposes.
- 10.6 The Province should determine the best route for the Bruce Trail and then secure it by easements and outright purchases.
- 10.7 The Bruce Trail should be used only for walking, snowshoeing and cross-country skiing.
- 10.8 The Province should honour all its existing options and other firm agreements regarding land acquisition.
- 10.9 The Ontario government should regard its acquisition of Escarpment land as simply part of its province-wide program to acquire recreational lands and should allot funds accordingly.
- 10.10 When funds are being spent to acquire Escarpment land, priority should be given to unique ecologic areas, historic areas,

potential ski slopes and potential park land near urban areas.

10.11 The Province should allocate special funds, as required, to secure the best route for the Bruce Trail.

10.12 Money for land acquisition along the Escarpment should be approved in a five-year budget, to permit long-term planning of purchases.

10.13 The Province should pay full municipal taxes or the equivalent on all the land it owns that would have been taxable if owned privately.

11. LIMITED RECREATIONAL RESOURCES

11.1 Good harbour areas, shorelines and water and land accesses should be protected for public use in keeping with a comprehensive plan for the Escarpment area.

11.2 The Province should reaffirm its proprietary rights over the 66-foot

shoreline reserve in the Bruce Peninsula wherever such reserve has not been legally alienated. No new private development should be permitted on this reserve. Existing private development should be allowed to continue only if it conforms to provincial and municipal plans for the Escarpment as proposed in this report. Such private holdings should be authorized by lease to prevent claims to title by virtue of possession.

12. PITS AND QUARRIES

12.1 A restrictive zone should be established (see Map 1) to prohibit the opening of new pits or quarries including wayside pits. This restriction should be reviewed according to the planning process described in Chapter 7.

12.2 When a licensed pit or quarry operation in a restrictive zone is found to conflict with the objectives for the Escarpment, the

Provincial government should make every effort to help the operator find a new location. One object should be to help him maintain his position among his competitors.

12.3 Mineral resource areas should be designated in the Escarpment planning area, in keeping with the planning process described in Chapter 7.

12.4 Two sections of the regulations governing pit and quarry operations should be amended. These are sections 2a and 3 of Ontario Regulation 545/71 under The Pits and Quarries Control Act, 1971 as amended by O. Reg. 107/72. These sections (here with the changed portions underlined) would read:

"Section 2a. A short form of site plan as set out in Subsection 3 of Section 4 of the Act shall be in Form 6 (O.Reg. 107/72 S.2) and shall be used in respect of an application for a pit or quarry producing

less than 10,000 cubic yards per year."

"Section 3. Every application for a licence to open, establish or operate a pit or quarry except a pit or quarry producing less than 10,000 cubic yards per year, shall have affixed thereto a certificate signed by a professional engineer... ."

- 12.5 The Government should publish a booklet in non-technical language to help quarry operators and the public understand the regulations made under The Pits and Quarries Control Act, 1971.

13. THE PROVINCIAL LAND USE PLAN

- 13.1 The Province should prepare a land use plan covering an area designated as the Niagara Escarpment Planning Area.

14. PROVINCIAL ORGANIZATION

- 14.1 The Ministry of Treasury, Economics and Intergovernmental Affairs should establish a Niagara Escarpment secretariat, with a

director and staff to prepare the provincial land use plan, co-ordinate and monitor programs and serve as the public contact on Escarpment issues. Appointments to the secretariat should be for a specific renewable term. The search for suitable candidates should not be restricted to the public service.

15. THE NIAGARA ESCARPMENT ACT

15.1 The Government should draft and introduce a Niagara Escarpment Act, that:

- (a) defines an area subject to the act;
- (b) establishes a secretariat and sets out its terms of reference;
- (c) outlines the secretariat's relationship to the government structure;
- (d) designates parts of other acts that the secretariat should review;
- (e) establishes the provincial planning framework outlined in Chapter 7.

16. INTERIM MEASURES

- 16.1 All ministries should be instructed to advise this Task Force or its successor of any proposed projects involving Escarpment land (such as pits, quarries, subdivisions and trailer parks) and any policies being developed that could affect the Escarpment.
- 16.2 As an interim measure, a Minister's Zoning Order should be placed on all lands in the recommended Niagara Escarpment Planning Area, as shown on Map 5. Developers with specific proposals for the Escarpment area should be allowed to proceed, provided their proposals are approved by this Task Force or its successor and all necessary approvals have also been obtained from other government agencies.
- 16.3 Because existing legislation does not permit the imposition of effective Minister's Orders throughout the N.E.P.A., the Task Force recommends that legislation be amended, as soon as possible, so that the Minister's Order recommended in 10.2 can be extended to cover the entire N.E.P.A. notwithstanding existing official plans.
- 16.4 As an interim measure, committees of adjustment and land division committees in the Niagara Escarpment Planning Area should be deprived of their power to grant severances, with priority being given to those areas of the Niagara Escarpment Planning Area where the Minister's Order cannot be applied immediately.

2. THE GERTLER REPORT

The Niagara Escarpment is a dominant landscape feature of southern Ontario, distinguished by limestone cliffs rising 300 to 875 feet above their surroundings. From Queenston, the Escarpment winds northward 250 miles, through agricultural land and expanding urban communities. Geology, water and climate have combined to foster a variety of habitats for both common and rare species of plants and animals. These natural characteristics, along with its striking appearance, continue to attract people to the Escarpment.

In recent years the Escarpment has undergone increasing use, and conflicts have arisen among competing demands. One result has been a growing public awareness and concern for the future environmental character of the Escarpment.

Mindful of this concern, the Provincial Government in 1967 appointed Professor Leonard O. Gertler to co-ordinate a study of the Escarpment. Professor Gertler reported his findings the following year in a document entitled Niagara Escarpment Study: Conservation and Recreation Report, now commonly known as the Gertler Report.

Key Recommendations of the Gertler Report

Responding to the government's desire for "a wide-ranging study of the Niagara Escarpment with a view to preserving its entire length," the Gertler Report set out recommendations regarding four interrelated areas:

- A. Preservation of the land;
- B. A park system;
- C. The extraction industry; and
- D. Administration and finance.

A. Preservation of the land

The Gertler Report recommended three complementary ways of preserving Escarpment lands for recreational use, for their scenic value, and for general environmental purposes:

- (i) Complete control, through outright purchase of the land.
- (ii) Selective control, by acquiring certain defined rights to the land through such means as easements and leases.
- (iii) Regulatory environmental control, through the regulation of the use of land, in much the same way that land use elsewhere is controlled by zoning

by-laws. The purpose would be to achieve an environmental objective, such as preserving forest cover.

Of the 1.2 million acres studied, the Gertler Report recommended placing 90,000 acres (or seven per cent) under complete or selective controls. It also recommended placing these lands, together with an additional 300,000 acres (25 per cent), under regulatory environmental control.

Lands delineated for complete or selective control were brought under a priority system based on accessibility, potential attractiveness and amount of development pressure indicated by building permits and subdivision applications.

B. A park system

To preserve, plan and develop the Escarpment as an integrated network of parks, the Gertler Report said the government should:

- (i) locate major multi-purpose parks at the Niagara Parkway, Effingham Short Hills, Dundas Valley, Rattlesnake Point, Credit Forks, Blue Mountain, Beaver Valley and Tobermory.
- (ii) preserve many feature areas, such as waterfalls, viewpoints, historic sites and unusual rock formations.

(iii) protect the scarp (defined as the rock face, contour, slope, soil and forest cover) as a permanent feature of the Escarpment landscape.

(iv) establish access between the various parks, natural features and scarp in a manner harmonizing with the natural parkland concept. The report recognized the value of the Bruce Trail in this respect.

C. The extractive industry

The Gertler Report recommended setting provincial standards to regulate the extraction of aggregate. It said these standards should include a licencing system, plans for site redevelopment (including uses during and after extraction) and the posting of performance bonds to guarantee that site redevelopment plans would be carried out.

In addition, the report divided the study area into two zones--an inner zone centred on the Escarpment edge in which new extractive operations would be prohibited, and an outer zone where extractive operations would be permitted.

D. Administration and finance

The Gertler Report said that, to ensure preservation of the Escarpment, the government should amend relevant legislation, primarily The Planning Act. It also said that municipal plans should be prepared

with this aim in mind and that a secretariat should be established to co-ordinate these activities.

In regard to financial aspects, the Gertler Report contained recommendations dealing with allocation of provincial funds to preserve Escarpment lands, the Province's responsibility for the full cost of acquiring Escarpment land, and the need to compensate municipalities for loss of tax revenue where Escarpment lands become public property.

3. ACTION SINCE THE GERTLER REPORT

The Ontario Government accepted the Gertler Report in principle and set out a four-part program consisting of:

- A. Funding;
- B. Land acquisition;
- C. Land use regulation;
- D. Regulations of pits and quarries.

A. Funding

Provincial funds are allocated for acquiring Escarpment lands. In addition, the Government increased its grants to conservation authorities from 50 per cent to 75 per cent of the cost of Escarpment lands approved for acquisition since January 1, 1968.

B. Land acquisition

Between January, 1968, and October, 1972, the Province bought 19,000 acres of Escarpment land for about \$6.8 million. Meanwhile, conservation authorities bought 6,300 acres for about \$2.4 million.

C. Land use regulations

Certain municipalities, in co-operation with the Province, have Escarpment preservation measures built into their official plans. One example is the Nottawasaga Official Plan; another is the Beaver

Valley Plan, a joint official plan which governs development in six municipalities.

In 1970, the Province, heeding one of the recommendations in the Gertler Report, imposed subdivision control on eleven municipalities that had no regulations of their own for preserving the Escarpment.

D. Regulation of pits and quarries

Most of the Gertler Report's recommendations on pits and quarries became law in June, 1970, with the passage of The Niagara Escarpment Protection Act. From then on, an operator needed a permit to extract aggregate on the Escarpment or within a specified zone which, in some places, was 13 miles wide. Every operator had to file site development plans detailing operating conditions and proposals for restoring the landscape. Operators were prohibited from quarrying the dolomite face of the Escarpment.

Some 164 permits were issued to permit established operators to continue but few permits were issued for new operations, and most of these were for small farm pits or wayside pits.

In July, 1971, The Pits and Quarries Control Act was passed, thereby strengthening existing regulations and introducing others. Since then, pit and quarry operators have been required to make a

yearly performance deposit with the Treasurer of Ontario.

The siting of all new operations is controlled, initially, by the municipalities along the Escarpment. However, if the Minister of Natural Resources believes an operation would not be in the public interest, he can withhold a licence, even if the municipality has approved the site.

The public's initiatives

Many individuals, groups and organizations have been urging governments and private industry to pursue policies and programs that will help preserve the Niagara Escarpment. In doing so, they have served the useful role of "watch dog" in preventing new encroachments on the Escarpment.

Individuals and groups have also made substantial contributions of money to help acquire Escarpment lands. Over the past two years, high school students in the Hamilton area have raised about \$17,000 and turned it over to conservation authorities for land acquisition. Meanwhile, the Bruce Trail Association has collected almost \$40,000.

4. HOW THE PUBLIC SEES THE ISSUES

Enough has been done by now about the Escarpment for everyone concerned to have formed intelligent and useful opinions about the government's program at this stage.

Do municipalities and the public agree with the approach so far? And even if all the recommendations looked good on paper, how well are they working out in practice?

To find how people feel about the program so far, and to learn what else they think should be done, the Task Force conducted public meetings in seven communities along the Escarpment:

St. Catharines, Hamilton, Milton, Orangeville, Collingwood, Owen Sound and Lion's Head. These meetings were well publicized in advance: notices about them appeared in more than 60 newspapers in the Escarpment area, on 17 radio stations and several local television stations.

The meetings were well attended by enthusiastic people. All received copies of an explanatory booklet, saw an audio-visual presentation outlining the issues, and studied specially devised maps showing, at each meeting, the local segment of the Escarpment. Tapes and personal comment cards were used to record the view of those who attended.

As well as conducting these public meetings, the Task Force maintained extensive contact with concerned citizens and local authorities, by letter and telephone, through personal interviews during extended tours of the Escarpment, and at private meetings with municipal councils, ratepayers' groups, conservation-oriented organizations, and businessmen.

The Task Force received hundreds of briefs and letters, many of them thoughtful and informative. In all, the Task Force had direct contact with more than 3,500 people.

From the transcripts of comments made at public meetings, from notations on the comment cards, from minutes of private meetings, and from the briefs and letters received, these main points emerge:

Desired goal for the Niagara Escarpment: In the Escarpment's southern areas from the Niagara Peninsula to Mt. Nemo-Terra Cotta -- people are strongly in favour of preserving the Escarpment. Northward from there, this feeling declines; from the Bruce Peninsula has come little agreement on a desired goal.

Type of land control: Those who advocated some form of land control were split about equally between the three methods described earlier -- i.e. complete control through acquisition, selective control, and regulatory control. Municipal governments tended to favour outright

acquisition, while individuals more often favoured selective or regulatory control--apparently because such measures enable private property owners to remain on the land.

Administration: The concensus ran strongly in favour of having the Province administer a program for the Escarpment, with provision--emphasized most notably by municipal governments--for some local participation. The submissions contained considerable support for the idea of forming a commission that would deal specifically and exclusively with the Escarpment from one end to the other.

Proposed land-use activities: Many people expressed a strong desire to see the Escarpment kept in its natural state; others saw it as a playground with greater potential for campsites, hiking trails, scenic drives and ski slopes. Some people said compatible forms of residential development should be permitted. Few, however, had a good word for the extractive industries.

Identified problems: In the southern portion of the Niagara Escarpment, people criticized the government's lack of action in protecting the Escarpment. In the north, where the government has already acquired much land, people expressed uncertainty over whether the government would acquire more and, if so, whether expropriation

was likely. Other problems often mentioned: the effects of residential development on physical resources; water pollution; road construction; and the extractive industries.

Suggested types of assistance: Provincial grants in lieu of municipal taxes were mentioned fairly often as a means of compensating municipalities for the tax revenue they have lost or will lose through government acquisition of land. Some submissions suggested that the Province should also provide money to conservation authorities for maintenance work on the Escarpment; and to farmers, to encourage them to remain on the land.

Public information: People felt the Province should do a better job of publicizing and explaining its proposals for the Escarpment.

For a more detailed review of the Task Force's public participation program see Review and Schedule of Submissions Received. Addendum to the Niagara Escarpment Task Force Report, December, 1972. (Attached.)

5. GOAL AND OBJECTIVES

To provide a framework for our recommendations, we have defined a goal and a set of objectives we believe the Government of Ontario should accept. The goal is:

- 5.1 To maintain the Niagara Escarpment as a continuous natural environment while seeking to accomodate demands compatible with that environment.

This goal, based on recognition of the Escarpment as a unique geographic feature, is consistent with policies the government has endorsed by accepting the Gertler Report in principle and by establishing this Task Force.

As a means of achieving this goal, the Task Force recommends six objectives:

- 5.2 To protect unique ecologic and historic areas.

To maintain and enhance the quality and character of natural streams and water supplies.

To provide adequate opportunities for outdoor recreation, through the public and private sectors.

To maintain and enhance the open landscape character of the Escarpment by such means as compatible farming or forestry and by preserving the natural scenery.

To ensure that all new development is compatible with the goal for the Escarpment.

To provide adequate access to the Escarpment.

These objectives have not been set out in order of priority; rather, they must be considered collectively because they reflect the interaction between man and the natural environment.

6. IMPLEMENTING THE GOAL AND OBJECTIVES

The Niagara Escarpment study area covers about 2,000 square miles. Within it are a wide variety of settings -- urban communities, farmland and wilderness. Because of this variety, and the scale of the area, implementing the goal and objectives for the Escarpment poses special problems. The Task Force considered various methods of implementation, with land acquisition and existing official plans and zoning by-laws as the main elements.

The most common means used so far to preserve Escarpment lands is public purchase. But it is highly questionable whether a program based on this method could preserve the whole Escarpment. Cost alone would seem to rule out this possibility. The Task Force has estimated that purchasing only the relatively small area adjacent to the Escarpment face would cost more than \$3. billion--half the province's total annual budget.

If only because of the costs involved, land acquisition is a technique that must be confined to specific properties.

Official plans and zoning by-laws can be applied more broadly, but their effectiveness is limited because many different types of land uses may be legal within a single category. In an area zoned as agricultural, some uses (such as market gardening)

may harmonize well with the surroundings while others (such as mass production of poultry) may not.

The existing planning framework simply does not lend itself to a single, comprehensive approach to the problems of preserving the Escarpment. The solution is to change this framework--substantially.

7. A NEW FRAMEWORK FOR PROVINCIAL-LOCAL PLANNING

The Niagara Escarpment has provincial and local significance. In broader terms, the relationships between local and provincial interests have been recognized by the provincial government in Design for Development: Phase Three. In that document, the province reaffirmed two basic commitments: to mould and implement a broad, regional planning strategy; and to create local governments of sufficient size and resources to respond to the modern challenges posed by their communities.

Under the Design for Development program, consultation between the province and local representatives is a fundamental part of the process of developing policies. Therefore the Task Force makes this recommendation:

- 7.1 A planning framework for the Escarpment area should be set up according to the guidelines in Design for Development: Phase Three, with careful attention to the provincial-local relationship.

The provincial-local planning framework

In an integrated provincial-local planning framework, the province's planning must prevail if its policies are to be effective. In the case of the Niagara Escarpment, the goal and objectives set

out in Chapter 5 will (if accepted by the government) represent policy guidelines for formulating provincial and local plans and programs. To communicate these guidelines and other policies effectively, the Cabinet should make a practice of issuing directives to all provincial ministries and agencies and local governments, enunciating such policies.

The Task Force makes this recommendation:

7.2 Provincial policies and plans

pre-eminent in the control and development of the Escarpment, within the planning framework set out below.

In line with the principle that provincial planning must be pre-eminent, the following planning process is recommended by the Task Force:

7.3 Official plans should be mandatory for all municipalities having jurisdiction on the Escarpment.

7.4 Municipalities, individual citizens and provincial agencies should all contribute to the development of provincial and local plans covering the Escarpment.

plans covering the Escarpment.

7.5 Once they are adopted or approved by the Province, provincial and local plans must be legally binding on all parties involved.

7.6 It should be possible for municipalities, the public or the Province to initiate amendments to adopted or approved plans.

7.7 Official plans should be regularly reviewed at intervals of not less than five years.

No provincial-local planning exercise will work well unless local governments are strong enough to carry their share of the load. Some municipalities along the Escarpment are not that strong at the moment. The Task Force therefore makes this recommendation:

7.8 Local government systems should be restructured immediately to give them enough physical and economic resources and enough population to make rational planning practical.

As well, the municipalities involved should be provided with better financial, technical and communications resources:

7.9 The Province should help municipalities to bring their official plans into line with provincial plans.

In making this last recommendation, the Task Force has in mind a program similar to one recently announced by the Province for the Toronto-Centred Region. In that program, the Province has allocated up to \$1,500,000 to help municipalities adjust their official plans to conform with the provincial plan.

The municipalities along the Escarpment, together with the Province, might well employ a system of participation similar to the one outlined for the Regional Development Program in Design for Development: Phase Three. The components of that system are:

- Five new bodies, one for each planning region, representing business, commercial, academic and public interest.
- Five municipal groups, one for each planning region.
- A provincial co-ordinating committee of deputy ministers, known as the Advisory Committee on Urban and Regional Planning, with representation from all policy fields.
- Five new regional advisory boards, one for each planning region.

With this system in mind, the Task Force recommends:

7.10 In planning for the Escarpment, provincial and local authorities should encourage broad public participation through a system in keeping with the one outlined in Design for Development: Phase Three.

In summary, this is how we see the planning system working:

The Province would designate the Escarpment planning area and set out a broad guideline for the municipalities to follow. The municipalities would draw up official plans (or amend existing ones) in keeping with provincial plans. At all stages of the planning, both the Province and the municipalities must actively encourage public participation, by holding meetings and soliciting letters, briefs or other presentations. Once the plans were approved, they would be binding, but changes could be initiated by the public, the municipalities or the Province. In any case, the official plans would be reviewed at regular intervals of five years or more. Early in the process, the Province would restructure some local governments to make them strong enough to initiate and carry out their plans. Continuing public participation would be encouraged through a system similar to that now being set up for the Regional Development program.

8. IMPLEMENTATION OF PLANS:

DEVELOPMENT CONTROL

The land-use policies set out in official plans are implemented mainly through restricted-area by-laws, more commonly known as zoning by-laws. These by-laws create a series of zones or land-use areas and establish development standards for all the uses permitted in each zone. A by-law of this sort is prepared according to general knowledge of each zone's physical condition, and the regulations it establishes are designed to meet the "average" conditions expected to prevail in each zone.

In other words, such a by-law does not attempt to establish the myriad of discreet standards that would be necessary if every individual property were to be treated according to the condition of its own peculiar environmental elements. Experience has shown that it is impractical to formulate a zoning by-law as precise as that. If such a by-law were drawn up, it would contain an unmanageable mass of detail and a comparable schedule of regulations so complicated and petty that the whole by-law would be impossible to understand, let alone administer.

Furthermore, this hypothetical by-law would be useless unless it were based on detailed foreknowledge of the future--of changes to occur in the ownership of each property, in boundaries,

in technology, in public attitudes and in life styles.

For those reasons, zoning by-laws cannot provide the kind of control needed in a large, varied and environmentally sensitive area such as the Niagara Escarpment.

Instead, the Escarpment needs a system in which any proposed development would be studied and analyzed on its own merits and, if approved, would be subjected to special standards suited to it. These standards would cover such conditions as lot sizes, grading and drainage, and the siting of buildings.

Such a system, generally referred to as development control, would operate according to general development policies and land-use designations set out in the provincial plan and local official plans. Legislation would designate the area in which this kind of control would apply, stipulating that development and construction could only be undertaken by the holder of a development permit. This permit would contain the regulations applying specifically to that development.

The Task Force is convinced that this system is a better way of implementing land-use policies for the Escarpment area. Therefore:

8.1 An Escarpment plan should be implemented by

development controls instead of zoning by-laws.

8.2 Criteria for development control should be established as part of a plan for the Escarpment area.

These criteria should deal with:

- Alterations to the topography.
- Alterations in the vegetative cover.
- Problems of erosion and siltation.
- Effects of natural drainage and ground water.
- Sewage disposal and water supply.
- Urban design.
- Siting of a structure.
- Architectural features, including building heights.
- Landscaping of the site.

Such criteria should govern any man-made change proposed in the natural environment. Their application would prevent development, for instance, of a poorly located park or a ski slope that detracted from the scenery or degraded the environment.

Detailed studies will be necessary to determine the criteria for each of the topics listed above. By way of illustration,

Appendix 1 contains an initial attempt at methodology for determining the capability of land to accept and purify waste effluent from septic tanks.

9. IMPLEMENTATION OF PLANS: ASSESSMENT-TAXATION

The planning framework proposed in this report will provide greater certainty about the future use of land in the Escarpment area. At the same time, however, it runs counter to the traditional philosophy that anyone has the natural, unrestricted right to develop his own property.

To make a strong system of land-use controls palatable, the Task Force considered four financial instruments:

- A. Two compensation mechanisms put forward in Challenge of Abundance*, namely:
 - (i) government control of development rights through bonds;
 - (ii) selective capital-gains taxation.
- B. British experience, including the "betterment levy".
- C. Rebate of taxes to farmers.
- D. The "golf course principle".

Each of these financial instruments is outlined

*Special Committee on Farm Income in Ontario, Challenge of Abundance (Toronto: Ontario Department of Agriculture and Food, 1969).

below:

A. (i) Government control of development rights through bonds:

In return for development rights to the land, the government issues bonds to the land owners. Each bond represents the difference between the current farm-use value of the land and the current market value. If and when the land is developed for a non-farm use, the bond is redeemed.

A. (ii) Selective capital-gains taxation: Under this scheme, a tax rate could be set as high as 75 per cent on gains and losses on land whose value is affected by land-use plans and regulations. This 75 per cent rate could be applied both to realized capital gains and to realized losses. The latter would be claimable against income tax payable over a five-year period.

B. British experience: There is a wide range of experience in Britain with compensation and betterment, including the "betterment levy" provided in the British Land Commission Act of 1967. The "betterment levy", similar to a special capital-gains tax, provides the state with part of any increase in the value of development land at the time the increase is realized.

C. Rebate of taxes to farmers: Ontario farmers now receive a 25 per cent rebate of property taxes. If a farm is sold for a non-farm use, all rebated taxes plus interest accumulated over eight years must be repaid.

D. The "golf course principle": Under this principle (set out in Section 31 of the Assessment Act) a local municipality may enter into an agreement with the owner of a golf course to allow the owner to pay property taxes based on a fixed assessment. If for any reason the agreement is terminated, the owner has the choice of selling the land to the municipality for the amount of the fixed assessment, or paying (a) the full amount of taxes that would have been payable had there been no fixed assessment; and (b) interest on the back taxes.

To determine whether the golf course principle might be useful in some cases along the Niagara Escarpment, the Task Force also looked at the Report of the Committee on Golf Course Assessment and Taxation (Department of Municipal Affairs, 1972).

Having reviewed these various financial instruments in relation to land-use control, the Task Force makes this recommendation:

- 9.1 Property should be assessed and taxed
according to the use designated for it

in official plans. When the actual use is not the same as the designated use, a modified version of the golf course principle should be applied. Under the modification recommended here, taxes and interest on the taxes would accumulate for a stipulated period, rather than indefinitely.

Here is how the modified version of the golf course principle would work in a case where a change in land-use designation caused an increase in assessment:

Example 1

A change occurs in the official plan so that land once classed as rural is now classed as urban. As a result, assessment of a certain property increases from \$400 an acre to \$4,000 an acre. However, the property continues to serve as farmland. Obviously, the farmer should not have to pay his taxes according to the new rate as long as he continues farming. And so he continues paying on the old assessment of \$400 an acre.

Later, he sells or develops his land for urban use. Now he is required to pay taxes (plus interest) on the difference between the old assessment and the new -

i.e. taxes on an assessment of \$3,600 an acre. Under the modified version of the golf course principle, these tax calculations would apply in this example to no more than five years before sale or development occurred.

As Table 1 (below) shows, the farmer in this example would, at the time of sale or development, have to pay a lump sum of \$537.77 in taxes and interest, having paid on the lower assessment for five years or more.

Table 1

The growth of deferred taxes under the golf course principle (assuming constant assessment and mill rates)

Year	Urban Assess- ment	Rural Assess- ment	Difference Between Urban and Rural Assessment	Mill Rate	Accumulated Taxes	Accumulated Taxes plus Interest at 6%
	\$	\$	\$		\$	\$
1	4,000	400	3,600	25	90	95.40
2	4,000	400	3,600	25	180	196.52
3	4,000	400	3,600	25	270	303.71
4	4,000	400	3,600	25	360	417.33
5	4,000	400	3,600	25	450	537.77

This second example shows how the same modified principle would work if redesignation of land use caused assessment to decrease.

Example 2

Owing to a change in the official plan, certain property formerly classed as urban is now classed as rural. Assessment consequently decreases from \$3,000 an acre to \$1,000 an acre. This payment would be based on the difference between the old assessment (\$3,000 an acre) and the new (\$1,000 an acre), i.e. \$2,000 an acre. As in example 1, a five-year time limit would apply. Table 2 shows that this owner would receive a payment of \$298.76 if he had been paying at the urban-assessed rate for at least five years.

Table 2

Repayment of taxes of landowner under the golf course principle (assuming a constant assessment and mill rate)

Year	Urban Assess- ment	Rural Assess- ment	Difference Between Urban and Rural Assessment	Mill Rate	Accumulated Taxes	Accumulated Taxes plus Interest at 6%
	\$	\$	\$		\$	\$
1	3,000	1,000	2,000	25	50	53.00
2	3,000	1,000	2,000	25	100	109.18
3	3,000	1,000	2,000	25	150	168.73
4	3,000	1,000	2,000	25	200	231.85
5	3,000	1,000	2,000	25	250	298.76

10. IMPLEMENTATION OF PLANS:

LAND ACQUISITION

Government agencies are acquiring land along the Niagara Escarpment for many purposes, chiefly preservation, recreation and agriculture and forestry.

Preservation: In the absence of specific public controls, the government is buying some lands to preserve certain natural features that would otherwise disappear through detrimental use of the land.

Recreation: Because the demand for recreational pursuits is growing, lands are being acquired for nature studies, scenic viewing, camping, hiking, skiing and orienteering.

Agriculture and forestry: Recognizing changing agricultural practices, ARDA (the body administering the Agricultural Rehabilitation and Development Act) has been purchasing Escarpment land to facilitate farm consolidations. Meanwhile, the Ontario government has been buying forest land and providing technical assistance to private landowners under The Woodlands Improvement Act, providing technical and financial aid to municipalities and conservation authorities, and managing and enlarging Crown land holdings.

The planning framework and land acquisition

Under the planning framework outlined in Chapter 7, consideration would be given to the purpose and effect of all land acquisition programs along the Niagara Escarpment. When there is a provincial plan for the Niagara Escarpment planning area, it will be reinforced by land acquisition.

Land acquisition and the provincial land-use plan

There are many land uses that are potentially compatible with the Escarpment's natural environment. Agriculture, commercial forestry, and resort and residential development, for instance, could all qualify, depending on their location and character.

During the hearings it conducted, and in reading the briefs presented, the Task Force was impressed by the conscious efforts some landowners are making to preserve the natural environment of Escarpment lands.

Wherever land uses are compatible with the environment, and suitable land management techniques are being practised, there should be no need for acquisition to preserve the land. Elsewhere along the Escarpment, the environment can be maintained through the planning process outlined previously and through the establishment of a provincial land-use plan and a strong system of land-use control.

Priorities for acquiring Niagara Escarpment lands

Acquisition for preservation

Although the planning process we recommend reduces the need for the Province to acquire Escarpment land for the sake of preserving it, there are certain rare features that merit protection through public purchase. Such a program would be in keeping with one of the objectives recommended in Chapter 5. The Task Force believes that:

- 10.1 The Province should give priority to
the acquisition of the Escarpment's
unique ecologic and historic areas.

Acquisition for recreation

Preservation of the natural environment, though a laudable aim in itself, does not guarantee public access and use. Obviously access and use are essential if the Escarpment is to achieve its potential as a recreational area.

Land acquisition can help bring about an appropriate distribution of new recreational facilities along the Escarpment as long as supply and demand are examined carefully. These findings should be related to the recreational needs and resources of the province as a whole. The Task Force therefore makes these two

Recommendations:

10.2 The Ontario Government should acquire land on the Escarpment, within the context of the province-wide plan for providing recreational facilities.

10.3 In acquiring land on the Escarpment, the Province should give priority to potential ski areas and potential park lands near urban centres.

The Task Force makes the latter recommendation on the assumption that the Province has an obligation to provide at least a minimum level of recreational facilities. Good ski slopes are scarce, and so is Escarpment park land near urban centres. The government could and should acquire suitable ski slopes with the intent that they be developed for public use and possibly operated by private companies. The addition of park land along the southernmost part of the Escarpment would help overcome the present deficiency of parks around the so-called Golden Horseshoe between Niagara Falls and Oshawa.

Acquisition for other purposes

Recognizing that land acquisition may be undertaken for agricultural or forestry purposes, the Task Force makes this

recommendation:

10.4 Whenever land is being acquired by any government body for any purpose other than preservation or recreational use (such as for agriculture or forestry) such acquisition should be compatible with province-wide land-use policies and with the provincial plan for the Escarpment area.

Easements

Easements are a good means of providing public access to the Escarpment without resorting to outright acquisition. Obviously, they are more acceptable than acquisition would be to property owners who want to remain on their land, and they can often be acquired without disturbing the use of the property. On the other hand, outright acquisition of even a narrow strip of property may divide a parcel in two and thereby drastically alter its basic pattern of use.

For trail planning, easements are useful because they permit selection of a route based on capability rather than on property boundaries. A significant number of submissions to the Task Force recommended the use of easements, which would be feasible

if appropriate legislation were in force. Therefore the Task Force recommends:

10.5 Legislation should be passed to make it possible for the Province to purchase easements for appropriate purposes.

Securing a route for the Bruce Trail

Even hikers and campers probably do not realize how widely the Bruce Trail is known or how highly esteemed it is by nature lovers in other parts of the world. Pleading the case for the preservation of attractive natural environments wherever they are found, Barbara Ward and Rene Dubos cited the Bruce Trail most favourably in a recent book on ecology, Only One Earth: The Care and Maintenance of a Small Planet*:

The trails through Germany's Black Forest or the Bruce Trail on the Niagara Escarpment in Canada allow walkers the enormous rewards of going so slowly that not a leaf, not a butterfly, not a singing linnet or moss-covered stone need escape the eye.

*Penguin Books Ltd., 1972, p. 167.

Although any authority on birds of central Canada could have told Ward and Dubos that the chances of seeing or hearing "a singing linnet*" along the Bruce Trail are only slightly greater than the possibilities of encountering a Bengal Tiger, the basic point is well taken: there are few trails anywhere in the world quite like the Bruce. And the wonder of it is that two-thirds of the trail is on private property and exists by virtue of "gentlemen's agreements" between landowners and the Bruce Trail Association. Since these agreements can be revoked at any time, the trail is constantly susceptible to reroutings, often along less desirable courses.

The Bruce Trail Association has taken steps to secure a permanent route for the trail, by providing funds to conservation authorities so that they can take advantages of the 75 per cent provincial grants available for purchasing Escarpment lands. While this is a commendable effort, the task of securing the trail throughout its length is too much to expect from a voluntary organization. The Task Force is impressed by the points raised in the Bruce Trail Association's brief, particularly the references to the growing pressures for development along the trail and adjacent areas.

In order to secure a permanent route for the trail, the Task Force makes this recommendation:

*linnet: a small, variously coloured songbird of the finch family, found in Europe, Asia and Africa-- Webster's New World Dictionary.

10.6 The Province should determine the best route for the Bruce Trail and then secure it by means of easements and outright purchases.

In making such a determination, the government should follow the recommendations of the Bruce Trail Association. As well, the government should heed the association's advice in regard to the use of the trail:

10.7 The Bruce Trail should be used only for walking, snowshoeing and cross-country skiing.

There is precedent for such a decision. Under the National Trails System Act of 1968, the Appalachian Trail in the Eastern United States is designated as a national scenic trail to be used primarily as a footpath.

Funding of land acquisition

Recognizing the importance of the present program of land acquisition, the Task Force believes:

10.8 The Province should honour all its existing options and other firm agreements regarding land acquisition.

Since the funding of future acquisition should be managed according to suitable guidelines, the Task Force adds these recommendations:

- 10.9 The Ontario Government should regard its acquisition of Escarpment land as simply part of its province-wide program to acquire recreational lands and should allot funds accordingly.
- 10.10 When funds are being spent to acquire Escarpment land, priority should be given to unique ecologic areas, historic areas, potential ski slopes and potential park land near urban areas.
- 10.11 The Province should allocate special funds, as required, to secure the best route for the Bruce Trail.
- 10.12 Money for land acquisition along the Escarpment should be approved in a five-year budget, to permit long-term planning of purchases.

This last recommendation will allow greater flexibility in choosing the techniques for purchasing land. For instance,

staged options could be used to take advantage of good prices, or outright acquisitions could be staged over several years.

Land acquisition and municipal revenue

Acquisition of land by the Province reduces municipal assessment and tax revenue. As comments and submissions to the Task Force clearly showed, this problem is particularly acute in the Bruce Peninsula because the Province has acquired extensive acreage there.

To offset the decline in municipal revenue, the Task Force would like to see provincial lands treated as conservation authorities' lands are under Section 32 of The Conservation Authorities Act 1971. Therefore:

- 10.13 The Province should pay full municipal taxes
or the equivalent on all the land it owns
that would have been taxable if owned privately.

11. IMPLEMENTATION OF PLANS:

LIMITED RECREATIONAL RESOURCES

Certain recreational resources, particularly good harbours and shoreline, are scarce in the Escarpment area. These resources should be protected against uses that would make them unavailable for public recreation. Hence this recommendation:

- 11.1 Good harbour areas, shorelines and water and land accesses should be protected for public use in keeping with a comprehensive plan for the Escarpment area.

The demand for good harbours, such as Jordan Harbour in the Niagara Peninsula and others in the Bruce Peninsula, is growing. So is the demand for public shoreline, as activity in water-sports grows. One object of the planning process will be to maintain harbours and shorelines for public use. The Ministry of Natural Resources is already achieving that aim to some extent, through its policy of retaining for public use a minimum of 25 per cent of the shoreline of Crown lands.

Since there is already a 66-foot shoreline reserve around much of the Bruce Peninsula, the Task Force believes:

11.2 The Province should reaffirm its proprietary rights to the 66-foot shoreline reserve in the Bruce Peninsula wherever such reserve has not been legally alienated. No new private development should be permitted on this reserve. Existing private development should be allowed to continue only if it conforms to provincial and municipal plans for the Escarpment as proposed in this report. Conforming private holdings should be authorized by lease to prevent claims to title by virtue of possession.

12. IMPLEMENTATION OF PLANS:

PITS AND QUARRIES

The use of aggregate

Guidelines to regulate pits and quarries must take into account the importance of the Niagara Escarpment as a source of aggregate for construction. For example, the expanding market in the Toronto Centred Region has meant an increasing demand for mineral raw material, particularly sand, gravel and crushed stone.

In 1958, this region had a population of 2,710,602 and produced 25,901,930 tons of aggregate or about 9.1 tons per capita (though not all of it from the Escarpment by any means, as we will see in a moment). Aggregate production figures amount to about 98 per cent of aggregate consumption in the area.

By 1969, the region had a population of 3,920,240 and produced (and consumed) 50,260,634 tons of aggregate, or about 12.8 tons per capita.

In other words, while the population increased by 44.7 per cent over that 11-year period, the demand for construction aggregates increased by 94.1 per cent. Future demand for aggregate will probably continue to reflect population growth and urban development.

At the present time, the portion of the Niagara Escarpment study area extending from Saltfleet Township to Collingwood (all of it in the Toronto Centred Region) produces at least 35 per cent of the aggregate used in the region. For the Niagara Peninsula the Escarpment is also an important source of aggregate and building stone. Between Collingwood and Tobermory there is only one large crushed-stone quarry, but several small building-stone operations and gravel pits help supply local needs.

Feeling that it is important to recognize the economic importance of aggregates as well as the goal and objectives for the Escarpment, the Task Force believes that:

12.1 A restrictive zone should be established

(see Map 1) to prohibit the opening of new pits or quarries, including wayside pits.

This restriction should be reviewed according to the planning process described in Chapter 7.

Under this recommendation, present licenses would suffer no disruption of their operations. A schedule would have to be prepared to indicate the location and area covered by licenses for pit and quarry operations in the restrictive zone. The proposed boundaries of the restrictive zone are drawn so as to include:

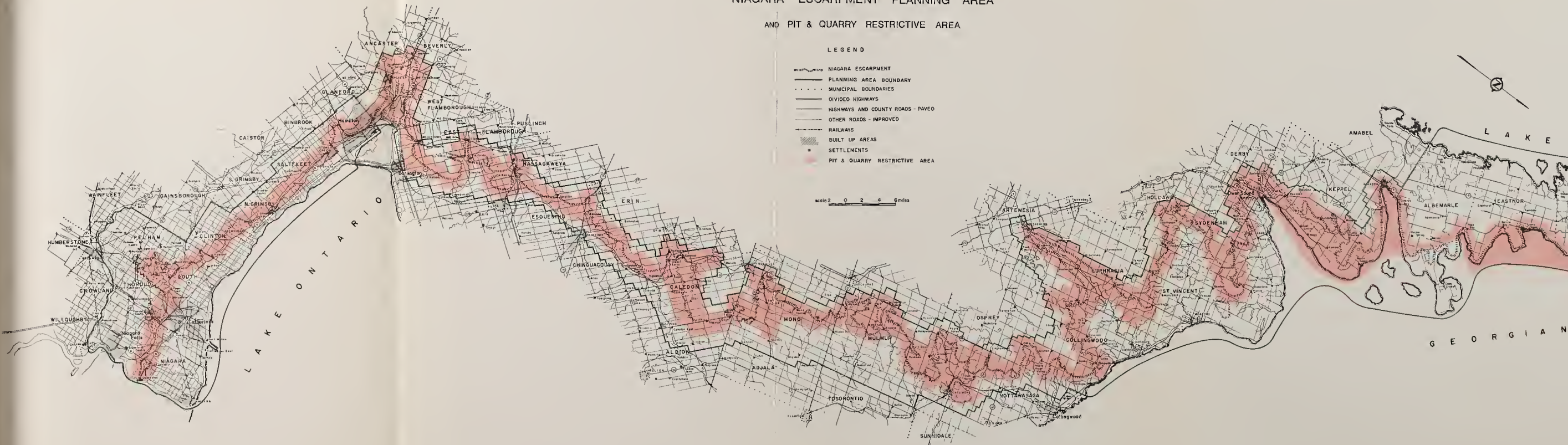
NIAGARA ESCARPMENT PLANNING AREA

AND PIT & QUARRY RESTRICTIVE AREA

LEGEND

- NIAGARA ESCARPMENT
- PLANNING AREA BOUNDARY
- MUNICIPAL BOUNDARIES
- DIVIDED HIGHWAYS
- HIGHWAYS AND COUNTY ROADS - PAVED
- OTHER ROADS - IMPROVED
- RAILWAYS
- BUILT UP AREAS
- SETTLEMENTS
- PIT & QUARRY RESTRICTIVE AREA

Scale 0 2 4 6 miles



NIAGARA ESCARPMENT PLANNING AREA

AND PIT & QUARRY RESTRICTIVE AREA

LEGEND

- NIAGARA ESCARPMENT
- PLANNING AREA BOUNDARY
- MUNICIPAL BOUNDARIES
- DIVIDED HIGHWAYS
- HIGHWAYS AND COUNTY ROADS - PAVED
- OTHER ROADS - IMPROVED
- RAILWAYS
- BUILT UP AREAS
- SETTLEMENTS
- PIT & QUARRY RESTRICTIVE AREA

scale 0 2 4 6 miles



--Prominent topographic features associated with the Escarpment.

--Unique natural areas.

--Scenic areas.

--Recreational sites.

The Task Force further recommends:

12.2 When a licensed pit or quarry operation in a restrictive zone is found to conflict with the goal and objectives for the Escarpment, the provincial government should make every effort to help the operator find a new location. One object should be to help him maintain his competitive position in the marketplace.*

When relocation is found to be necessary, the operator's transportation costs should get special attention. Provincial assistance might include construction of a road to provide access to the nearest provincial highway, plus adjustments in freight rates and aid in assembling land. The operator's old site would be rehabilitated and would become provincial property.

To protect the Escarpment's valuable mineral deposits and

*For D.F. Hewitt's dissenting opinion on this recommendation, along with other comments on pits and quarries, see Appendix 3.

to ensure a future reserve of aggregates, the Task Force recommends:

- 12.3 Mineral resource areas should be designated in the Escarpment planning area, in keeping with the planning process described in Chapter 7.

A similar recommendation was put forward in the Report of the Mineral Resources Committee to the Minister of Mines and its Supplement. Any designation of a mineral resource area should take into consideration the routes of access, the effect on surrounding land uses, and the impact on the natural environment. It is important, too, to observe the concept of sequential use of the site, from the opening of a new pit or quarry through to its rehabilitation as a new landscape feature.

As a result of presentations made to it in the Bruce Peninsula, the Task Force on August 8, 1972 passed a resolution which it reiterates here as a recommendation:

- 12.4 Two sections of the regulations governing .
pit and quarry operations should be amended.
These are sections 2a and 3 of Ontario
Regulation 545/71 under The Pits and Quarries
Control Act, 1971, as amended by O. Reg. 107/72.
These sections (here with the changed portions
underlined) would read:

"Section 2a. A short form of site plan as set out in Subsection 3 of Section 4 of the Act shall be in Form 6 (O. Reg. 107/72 S.2) and shall be used in respect of an application for a pit or quarry producing less than 10,000 cubic yards per year."

"Section 3. Every application for a licence to open, establish or operate a pit or quarry, except a pit or quarry producing less than 10,000 cubic yards per year, shall have affixed thereto a certificate signed by a professional engineer... ."

As well, the Task Force is firmly convinced that:

12.5 The government should publish a booklet in non-technical language to help quarry operators and the public understand the regulations made under The Pits and Quarries Control Act, 1971.

13. THE PROVINCIAL LAND USE PLAN

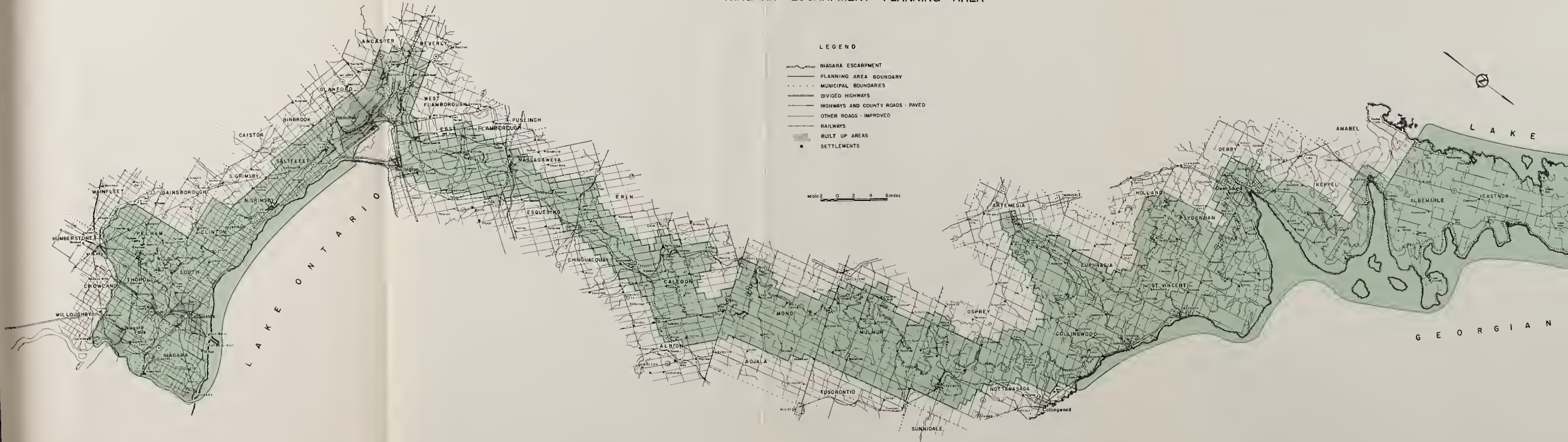
To achieve the stated goal and objectives for the Niagara Escarpment:

- 13.1 The Province should prepare a land use plan covering an area designated as the Niagara Escarpment Planning Area.

This proposed planning area, shown on Map 2, is similar to the Gertler Report's Niagara Escarpment Study Area, with two important differences: First, the boundaries of the original study area have been "squared off" to follow lots and concessions and municipal boundaries wherever possible; and, secondly, the four northerly townships of the Bruce Peninsula and the Village of Lion's Head are now completely included.

The provincial land-use plan would be a long-term, integrated plan for co-ordinating all activities affecting land use. It would be developed through the planning process outlined in Chapter 7 and would provide guidelines for the development of more detailed plans by municipalities and provincial program agencies. Its content would consist of a series of policy statements referring to the use, development and management of lands in the Niagara Escarpment Planning

NIAGARA ESCARPMENT PLANNING AREA



NIAGARA ESCARPMENT PLANNING AREA



Area (NEPA). For the purpose of the provincial plan, "development" would be defined as any man-made change in the natural environment.

Maps would be included in the provincial plan to illustrate and help clarify its policy statements. These maps would indicate the five dominant categories of land use:

- A. Urban.
- B. Agriculture.
- C. Resource production and extraction.
- D. Recreation.
- E. Special areas (e.g. unique ecologic
and historic areas).

The primary criteria for delineating these land use categories would be the goal and objectives set out in Chapter 5. Secondary criteria would be based on considerations of present uses, capability of the natural environment, and existing types of land-use demands.

To illustrate the general form proposed for the provincial land-use plan, the Task Force has prepared the following list of policy statements, applying them to a hypothetical area of the NEPA as shown on Map 3. (Since they are offered merely as examples, the policy statements should not be considered either complete or entirely consistent between the two areas shown on the map.)

ILLUSTRATION OF THE
PROVINCIAL LAND-USE PLAN FOR THE N.E.P.A.

POLICY STATEMENTS

These policy statements refer to the area shown on Map 3. The statements are grouped by: (i) policy area and (ii) land-use category.

A. Policy Area Designation "Raeu"

Policy statements for this area provide for a primary use of recreation (R) with secondary uses of agriculture (a), mineral extraction (e), and urban (u).

(i) Recreation -R

- The recreational activities will be resource-based, i.e. dependent upon the unique physical characteristics of the area.
- There will be no impairment and destruction of unique natural features.
- New sites for public recreational activities will be acquired.
- The route for the Bruce Trail will be secured and interconnected with a network of shorter, circular trails radiating from recreational areas.
- Woodland areas will be maintained and enlarged while management arrangements will aim to safeguard and improve their recreational value through the planting of mixed native trees and shrubs with some attention being given to suitability for wildlife food and habitats.

(ii) Agriculture -a

- Lands with a 1, 2, or 3 capability for agriculture will be used for this purpose.
- Very large-scale food production enterprises for such activities as the rearing of pigs will not be permitted.
- Wetlands, valleys and other types of hazard lands will be left in a natural condition for purposes of water runoff control, wildlife habitats, landscape enhancement and low intensity outdoor recreation.

(iii) Mineral Extraction -e

- Mineral resource areas will be established for future reserves of aggregates.
- Only low-intensity land uses such as agriculture and recreation will be permitted in these resource areas prior to the establishment of, and during mineral extraction operations.
- The mineral extraction site will be rehabilitated in a manner compatible with the surrounding landscape.

(iv) Urban -u

- Limited commercial, industrial, institutional and residential development will be permitted in the small towns and villages provided it is compatible with the primary use of recreation for this policy area.
- Structures of architectural and/or historical interest will be maintained.
- A booklet will be prepared and distributed giving examples of good design.

B. Policy Area Designation "Aer"

Policy statements for this area provide for a primary use of agriculture (A) with secondary uses of mineral extraction (e), and recreation (r).

(i) Agriculture -A

- As much land as possible will be used for agricultural purposes.

- Land unsuitable for agricultural purposes may be used for commercial forestry purposes with management assistance being available from the appropriate ministry of the provincial government.

(ii) Mineral Extraction -e

- Mineral resource areas will be established for future reserves of aggregates.
- New pits and quarries will first be located in that part of the mineral resource area outside of the restrictive zone.
- The existing quarry operation will be progressively rehabilitated for recreational purposes with the ultimate rehabilitation for this purpose after the extractive operation ceases.

(iii) Recreation -r

- Some new sites for public recreational activities will be acquired.
- The route for the Bruce Trail will be secured.
- Except for a few selected roads, other roads will be maintained at their existing width and character in keeping with the rural appearance of this policy area.

NIAGARA ESCARPMENT PLANNING AREA

HYPOTHETICAL

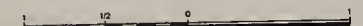
PROVINCIAL LAND USE PLAN

- Boundary of Planning Area
- Boundary of Pits & Quarries Restrictive Area
- Boundary between Provincial Land Use Policy Areas
- Provincial Land Use Policy Areas
 - PRIMARY RECREATIONAL USE
secondary agricultural use
secondary extractive use
secondary urban use R
a
e
u
 - PRIMARY AGRICULTURAL USE
secondary extractive use
secondary recreational use A
e
r
- Niagara Escarpment
- Hazard Land
- Publicly Owned Lands - Open Space
- Proposed Public Acquisition Areas
- Existing Licensed Sand & Gravel Pit or Quarry
- Mineral Resource Areas
- Optimum Bruce Trail secured
to be secured
- Urban Areas { population target allocation by year to optimum

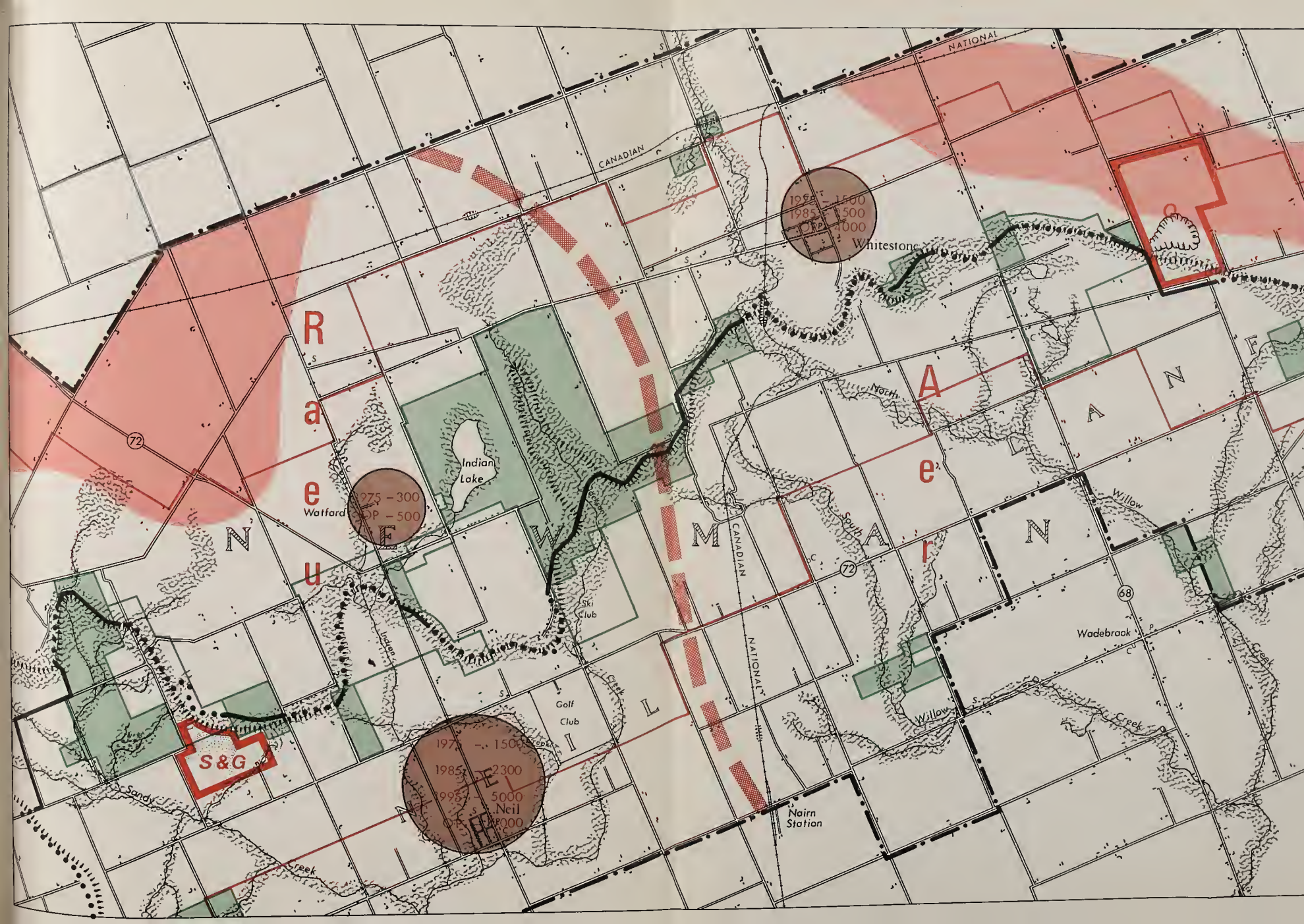
BASE MAP LEGEND

- Road
- Railway
- House, Barn
- School
- Post Office
- Duarry
- Sand or Gravel Pit
- Cutting
- Embankment
- Swamp or Marsh

Scale 1:50,000



Map 3



Map 4 depicts some of the existing land uses and some of the environmental capabilities and constraints that would be taken into account when land-use categories were being established for the provincial plan. The present planning process already includes consideration of hazard lands* (environmental protection areas) or lands having various hazards to development, such as organic soils, erosion or susceptibility to floods. Some elements not illustrated on Map 4, such as agricultural and recreational capabilities, would also be used in developing the provincial land use plan.

*See Appendix 2

NIAGARA ESCARPMENT PLANNING AREA

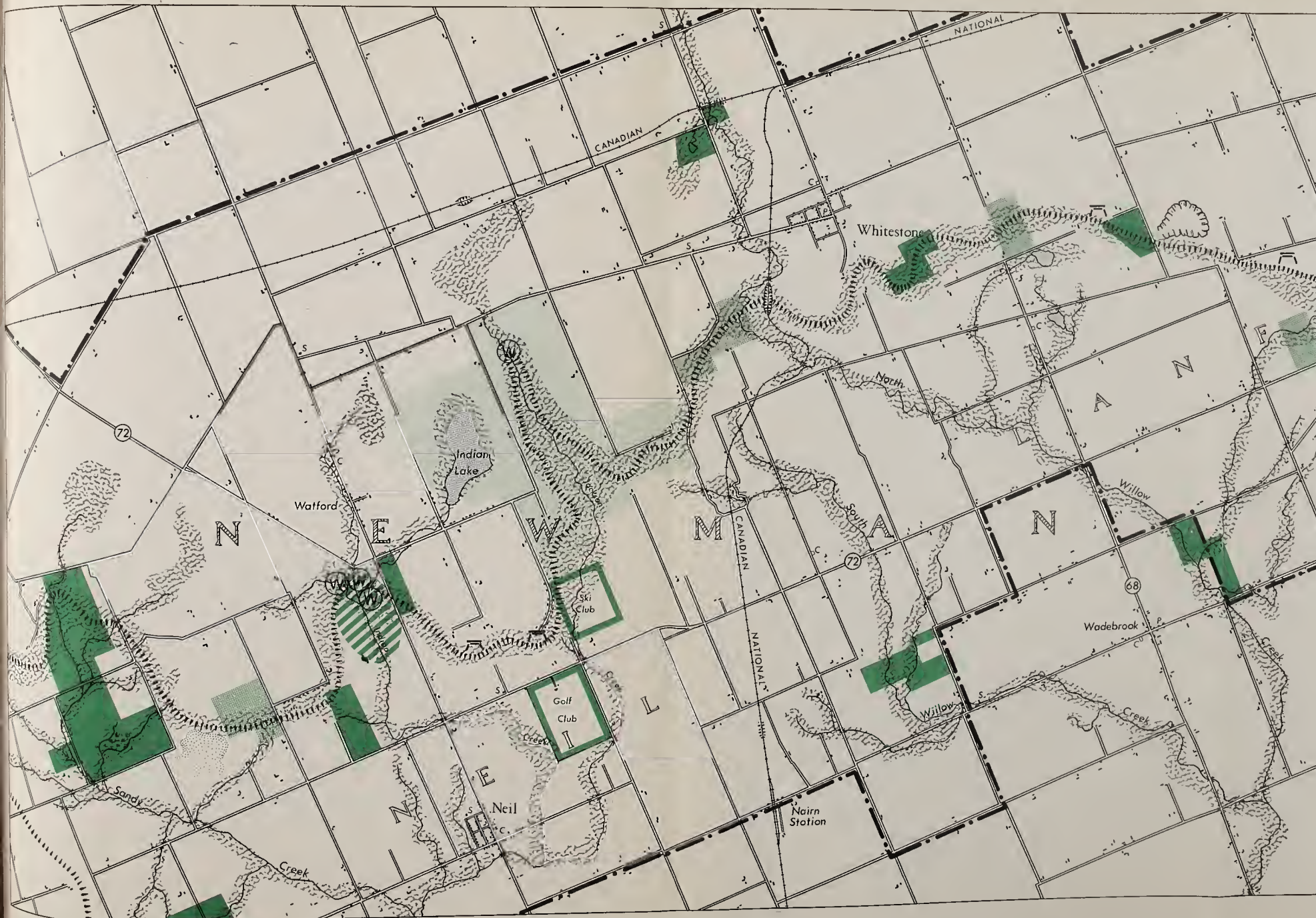
EXISTING LAND USE, CAPABILITY AND CONSTRAINTS

- N. E. Planning Area Boundary
- Ministry of Natural Resources Property
- Conservation Authority Property
- County Forest
- Private Open Space
- Lake
- Water Fall W
- View Point V
- Fragile Ecology
- Hazard Lands
- Niagara Escarpment
- Agriculture and Forestry

BASE MAP LEGEND

- Road
- Railway
- House, Barn
- School S
- Post Office P
- Quarry Q
- Sand or Gravel Pit S
- Cutting
- Embankment
- Swamp or Marsh

Scale 1:50,000



14. THE PROVINCIAL ORGANIZATION

The lands of the Niagara Escarpment are affected by many government agencies. At the moment there is no organization responsible for co-ordinating these agencies' programs, many of which are interrelated.

Chapter 7 outlines a planning framework that would make possible an integrated approach to the development and implementation of plans and programs for the Niagara Escarpment Planning Area. To make this framework operate effectively, appropriate organizational arrangements are also needed.

These arrangements would include establishment of a group that:

- (a) is responsible for ensuring that the goal and objectives for the Escarpment are pursued;
- (b) has access to agencies operating programs in the area;
- (c) has ready access to government policy-makers.

Accordingly, the Task Force makes this recommendation:

- 14.1 The Ministry of Treasury, Economics and Intergovernmental Affairs should establish a

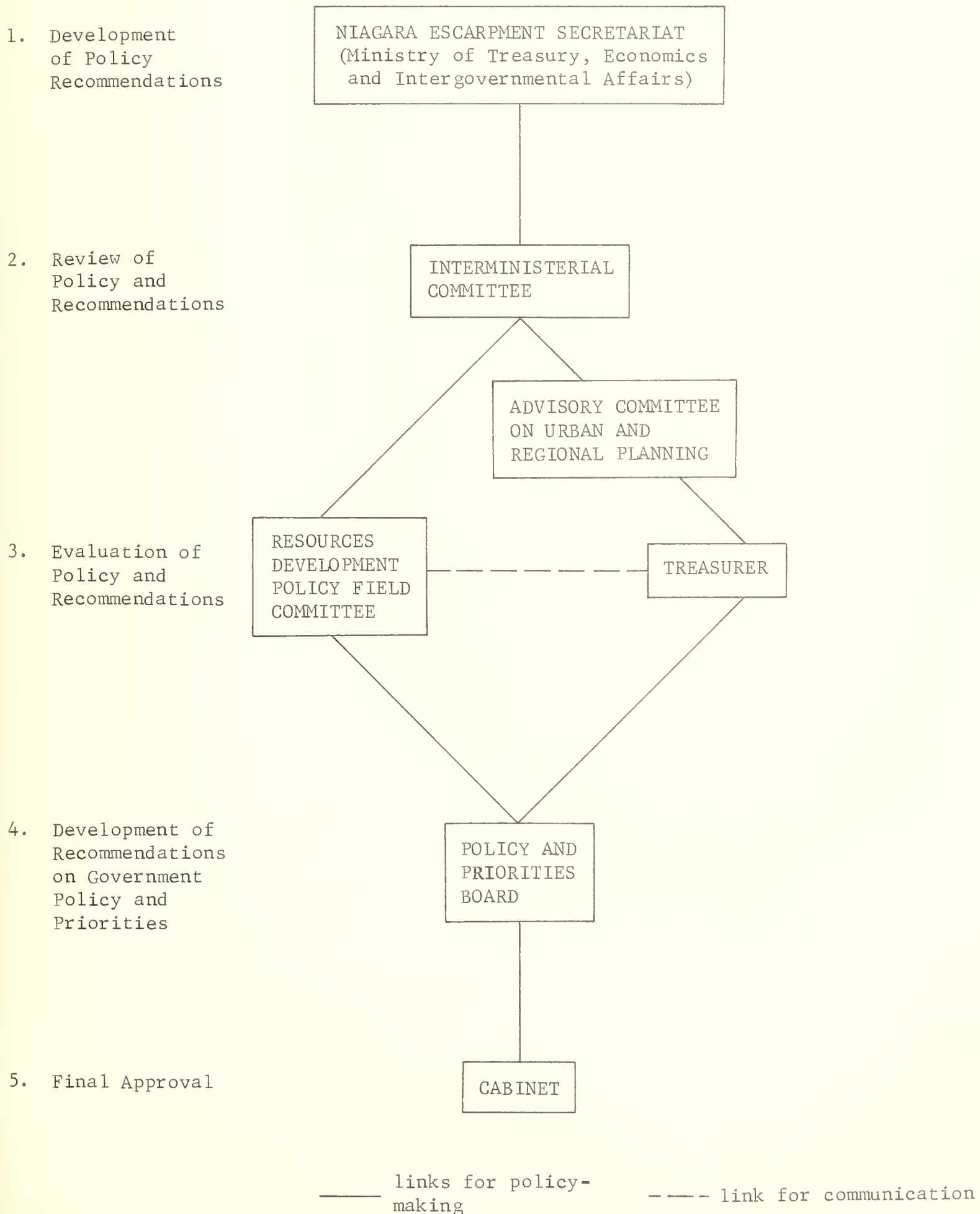
Niagara Escarpment secretariat, with a director and staff to prepare the provincial land-use plan, co-ordinate and monitor programs and serve as the government's public contact on Escarpment issues. Appointments to the secretariat should be for a specific renewable term. The search for suitable candidates should not be restricted to the public service.

The relationship that the Niagara Escarpment secretariat would have to the provincial government is shown schematically in Diagram I. The secretariat would be linked to the program ministries through an interministerial committee on the Niagara Escarpment. This committee would consist of the director of the secretariat, and representatives from ministries in the Resources Development Policy Field and the Ministry of Treasury, Economics and Intergovernmental Affairs.

The interministerial committee would consider all issues related to the Escarpment and make recommendations to the Treasurer, the Advisory Committee on Urban and Regional Planning and to the Resources Development Policy Field Committee. The recommendations of the Treasurer and the Resources Development Policy Field Committee would then be directed to the Policy and Priorities Board and to Cabinet for approval. This process is illustrated in Diagram I.

Diagram I

THE PROVINCIAL ORGANIZATION FOR
POLICY-MAKING



15. THE NIAGARA ESCARPMENT ACT

To provide a statutory base for the planning framework for the Niagara Escarpment Planning Area, and thereby increase its effectiveness, the Task Force recommends this step:

15.1 The government should draft and introduce

a Niagara Escarpment Act that:

- (a) defines an area subject to the Act;
- (b) establishes a secretariat and sets out its terms of reference;
- (c) outlines the secretariat's relationship to the government structure;
- (d) designates parts of other acts the secretariat should review;
- (e) establishes the provincial planning framework outlined in Chapter 7.

16. INTERIM MEASURES

While this report is under consideration:

- 16.1 All ministries should be instructed to advise this Task Force or its successor of any proposed projects involving Escarpment land (such as pits, quarries, subdivisions and trailer parks) and any policies being developed that could affect the Escarpment.

When this report is adopted and a secretariat is formed as recommended, some time will lapse before the provincial plan is ready. During the interim, development in the Niagara Escarpment Planning Area should be limited so that alternatives are not lost.

The means for limiting development lie readily at hand, in the power of the Treasurer and Minister of Economics and Intergovernmental Affairs to issue a Minister's Zoning Order under Section 32 of The Planning Act. Such an order has the same intent and effect as a municipal restricted area (or "zoning") by-law. A Minister's Zoning Order regulates the use of land and the erection and use of buildings, defines zones and sets standards in a municipality. It is an interim measure which, by restricting most new development, protects a

municipality and its residents temporarily until suitable official plan policies and a comprehensive by-law can be prepared and approved. If it appears that certain provisions of the order will cause serious and unnecessary hardship in any individual case, application can be made to the Minister for an amendment to the order, and the Minister is empowered to make such an amendment if it seems justified.

The Task Force accordingly makes these recommendations:

- 16.2 As an interim measure, a Minister's Zoning Order should be placed on all lands in the recommended Niagara Escarpment Planning Area, as shown on Map 5. Developers with specific proposals for the Escarpment area should be allowed to proceed, provided their proposals are approved by this Task Force or its successor and all necessary approvals have also been obtained from other government agencies.
- 16.3 Because existing legislation does not permit the imposition of effective Minister's Orders throughout the N.E.P.A., the Task Force recommends that legislation be amended, as soon as possible, so that the Minister's Order recommended in 10.2 can be extended to cover the entire N.E.P.A. notwithstanding existing official plans.

16.4 As an interim measure, committees of adjustment and land division committees in the Niagara Escarpment Planning Area should be deprived of their power to grant severances, with priority being given to those areas of the Niagara Escarpment Planning Area where the Minister's Order cannot be applied immediately.

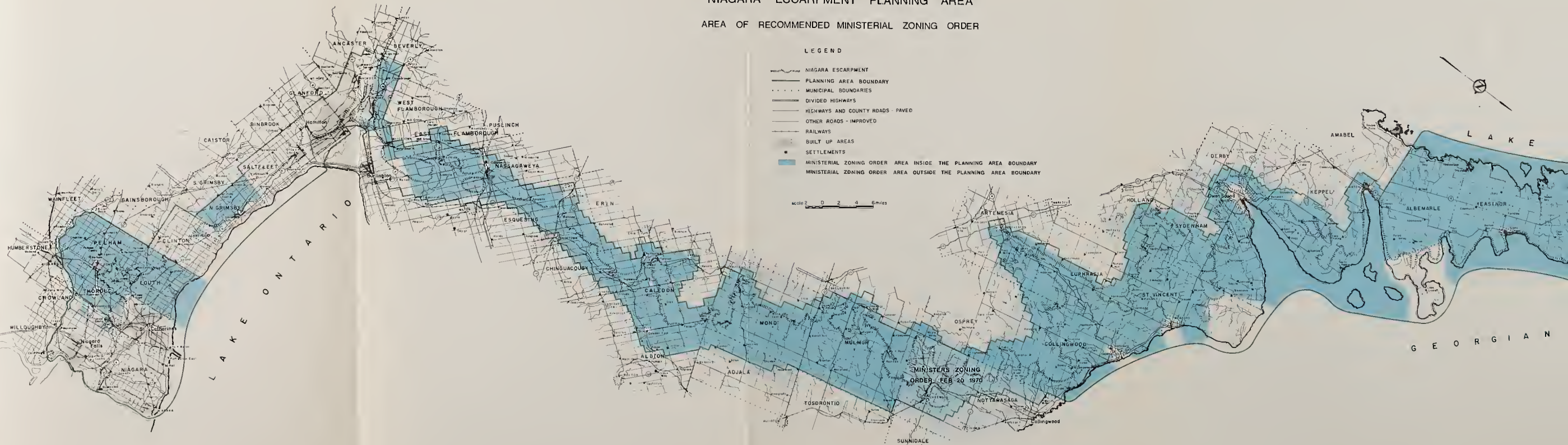
NIAGARA ESCARPMENT PLANNING AREA

AREA OF RECOMMENDED MINISTERIAL ZONING ORDER

LEGEND

- NIAGARA ESCARPMENT
- PLANNING AREA BOUNDARY
- MUNICIPAL BOUNDARIES
- DIVIDED HIGHWAYS
- HIGHWAYS AND COUNTY ROADS - PAVED
- OTHER ROADS - IMPROVED
- RAILWAYS
- BUILT UP AREAS
- SETTLEMENTS
- MINISTERIAL ZONING ORDER AREA INSIDE THE PLANNING AREA BOUNDARY
- MINISTERIAL ZONING ORDER AREA OUTSIDE THE PLANNING AREA BOUNDARY

scale 0 2 4 Miles



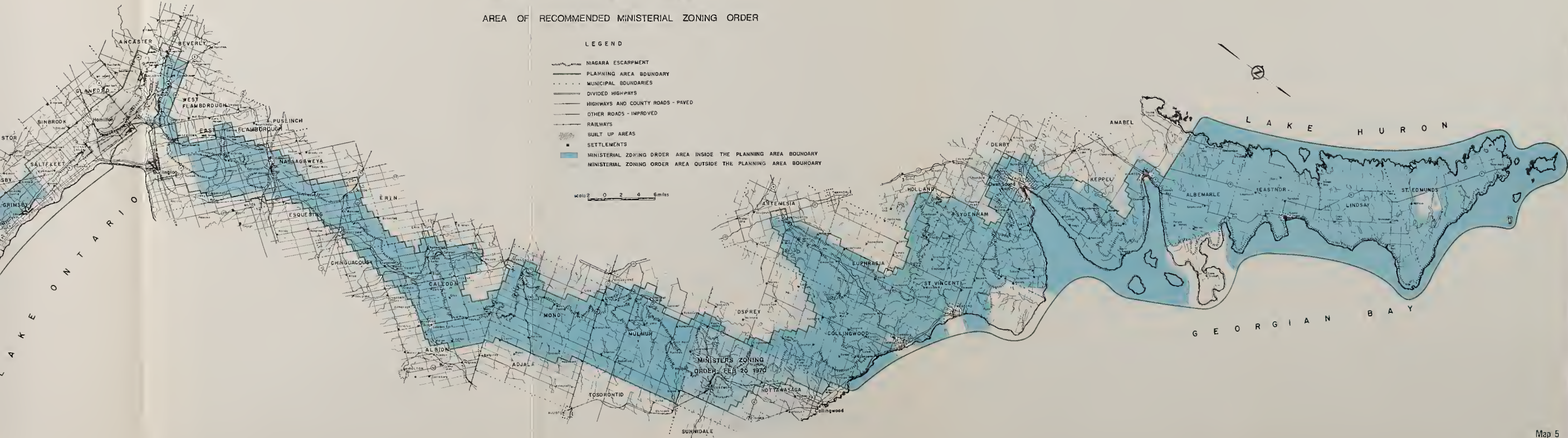
NIAGARA ESCARPMENT PLANNING AREA

AREA OF RECOMMENDED MINISTERIAL ZONING ORDER

LEGEND

- NIAGARA ESCARPMENT
- PLANNING AREA BOUNDARY
- MUNICIPAL BOUNDARIES
- DIVIDED HIGHWAYS
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- SETTLEMENTS
- MINISTERIAL ZONING ORDER AREA INSIDE THE PLANNING AREA BOUNDARY
- MINISTERIAL ZONING ORDER AREA OUTSIDE THE PLANNING AREA BOUNDARY

SCALE 0 2 4 6 miles



APPENDIX 1

PRELIMINARY TERRAIN EVALUATION FOR THE
ESTABLISHMENT OF PHYSICAL CRITERIA AND
SUITABILITY OF SEPTIC TANK SYSTEMS

In making recommendations on the suitability of a parcel of land for development without services, one factor to consider is the capability of this land to accept and properly purify waste effluents from septic tanks. The objectives of this pilot study undertaken by Terra-Scan Limited for the Task Force are:

- (1) to investigate what relationship exists amongst types of terrain, septic tank suitability and lot size; and
- (2) to establish some guidelines for use in more detailed studies.

The results of this study are not adequate for approval, design, or assessment of any individual site.

Methodology

The methodology consists of a number of integrated stages as outlined below.

1. Qualitative criteria used either by Ontario's health authorities or by their United States counterparts form the basis of the terrain investigation. Initially, data are accumulated using the following minimum physical guidelines to determine suitable areas for septic

tank development:

- (i) bedrock >5 feet below grade,
- (ii) water table >5 feet below grade,
- (iii) suitably pervious substrata, and
- (iv) slope generally <12 per cent.

2. A literature search is undertaken of published and unpublished geologic, agricultural and geotechnical reports and maps. Information is collected on the following aspects:

- (i) geologic aspects:
 - landform, soil types, textures, density
 - slopes
 - depth to bedrock, structure if applicable
 - relative permeability and interior drainage.
- (ii) surface and groundwater aspects:
 - catchment areas, seepage, springs, etc.
 - flow directions
 - present shallow aquifers, etc.
 - recharge-discharge relationship where possible.

3. With the assistance of the above data, stereoscopic air-photo interpretation is used on high level and low level (1" = 1320') photographs to add further details.

4. A field check is made by qualified personnel to confirm the "ground truth" of the air-photo interpretation. The mapping scale is 1:50,000. Uncertain areas are explored by the mapping of cuts and exposures with the use of a hand auger.

5. The accumulated technical data are mapped and combined through a series of overlays. The data are considered in relationship to accepted

practices and techniques used for septic tanks. Subsequently, "septic tank suitability system maps" are prepared at a scale of 1:50,000.

Preliminary Results

The study shows that:

1. Suitability for septic tanks can be related to terrain parameters and terrain maps can be directly related to septic tank suitability maps.
2. "Geologic land forms" appear to be the optimum mapping units for planning septic tank suitability maps since they inherently suggest (i) the type of subsoils and physical properties, (ii) the drainage environment, and (iii) topography and slope. For example, a glacial till end moraine formed along the margin of a stationary glacial ice front where debris is simply piled up from off the melting ice has the following inherent characteristics:
 - (1) the subsoil is usually silty sand to sandy silt in texture, stony, bouldery and dense, while interior drainage overall is acceptable but with local more impervious zones.
 - (ii) The drainage environment is disorganized with no set pattern. Undrained depressions called kettles are common yielding much of the land unsuitable. Perched water tables are also common. In general moraine areas are often groundwater recharge zones so that discharge near borders of such a land form is common.
 - (iii) Slopes are at extremes in this setting and will vary drastically over short distances (5 to 15 per cent slope variation being common).

3. "Geologic land form units" can be correlated in a general way with lot size since their slopes and other relationships give general indications of the amount of "usable land" that may be available for development. For example, a steeper sloped landform would indicate the probable need for increased lot size in order to achieve a necessary amount of usable land per lot. Another example is a flat bedrock plain area. The restraint here would be rock within ± 5 feet of grade probably requiring a raised tile bed constructed with imported granular. The lack of topographic restraints would make lot size requirements here less than the steeply sloped terrain. It is understood that not only lot size but lot dimensions should be considered. For example, a half acre lot should probably not be 40 feet by 550 feet but a more rational range of say 2:1.
4. At a regional scale (1" = 2 miles) gross land forms can be used to assess septic tank suitability. It suggests that the only lands to be completely restricted for physical reasons alone are: (i) the exposed scarp face itself, (ii) hazard lands (see Appendix 2) and (iii) steeply dipping eroded slopes (shale-talus apron etc.). Other terrain forms can be rated from those of high restraint to those of minimal problems for septic tank suitability.

The results of this study do not provide data for approval or design of septic tank systems. It does enable one to rule out certain areas (organic soils, steep slopes, etc.) and to place testing sites (percolation tests and/or bore-hole permeability tests) in each terrain situation that exists on a property.

Comments for Future Studies

A multi -disciplinary group of geologists, engineers, economist and planners could be used to refine this study. Factors other than soils require consideration.

To properly evaluate the terrain setting within smaller areas, there should be an overview of the regional terrain concepts and trends. This enables the consideration of the impact of any development on the environment.

Mapping for planning purposes at the scale of 1:50,000 appears to be the most practical at the present time because of the existing contoured maps available.

Even though the necessary data for terrain maps can be prepared fairly quickly, field checking is necessary to confirm the ground truth of the interpretation.

Terrain data on the scale of 1" = 100' in the approval/design stage could be of assistance in laying out and interpreting percolation tests.

APPENDIX 2

EXISTING INTERPRETATION OF HAZARD LANDS FOR
MUNICIPAL PLANNINGDefinition

The Hazard Lands designation includes all lands having inherent environmental hazards, such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes or any other physical condition which leads to the deterioration or degradation of the environment. Lands so designated are intended primarily for preservation and conservation of the natural land and/or environment. Such uses as agriculture, outdoor recreation, nursery gardening, forestry and the conservation of soil or wildlife, shall be permitted. In addition, public or private parks or other outdoor recreation functions such as golf courses, shall also be permitted. No buildings nor the placing nor removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding or physical limitations of any kind without the written consent of the Conservation Authority having jurisdiction in the area. It is recognized that the lands so designated by their nature are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects.

Policies

1. In the absence of more detailed floodline, swamp or valley contour mapping, the boundaries of the Hazard Lands will be used as guides for the preparation of zoning by-law provisions, which will implement the policies of this section of the official plan. When more detailed mapping becomes available, the Municipality will amend this Plan and the implementing zoning by-law, as required.

Building setbacks will be imposed from the margins of the Hazard Land related to the extent or severity of the hazard.

2. Where land designated Hazard Lands is under private ownership, this Plan does not indicate that this land will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the municipality or other public agency. An application for the redesignation of Hazard Lands for other purposes may be given due consideration by the municipality after taking into account:

- (a) the existing environmental and/or physical hazards;
- (b) the potential impacts of these hazards; and
- (c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;

There is no public obligation, however, either to redesignate or to purchase any land if there is an existing or potential hazard that would be difficult or costly to overcome.

3. Where new development is proposed on a site, part of which has physical or environmental hazards, then such hazard lands shall not necessarily be acceptable as part

of the 5 per cent dedication for Open Space under The Planning Act. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.

APPENDIX 3

ONTARIO DIVISION OF MINES

Geological Branch

Telephone: 965-1182

October 24, 1972.

Mr. S.J. Clasky,
Chairman, Niagara Escarpment Task Force,
880 Bay Street,
Toronto, Ontario.

Dear Mr. Clasky:

As the member of the Niagara Escarpment Task Force representing the Division of Mines of the Ministry of Natural Resources, I find myself in disagreement with certain conclusions and recommendations of the Niagara Escarpment Task Force. I must therefore herewith submit my recommendations on certain matters which constitute a minority position on the following subjects:

- (1) The Niagara Escarpment Task Force has recommended that some attempt be made, where possible, to relocate several of the 13 crushed stone quarries now operating in the proposed prohibited zone for pits and quarries along the Niagara Escarpment. This prohibited zone is recommended to extend approximately one mile on either side of the edge of the Escarpment throughout its length. In 1970 these 13 quarries produced 12,126,075 tons of stone which is 46 per cent of all the crushed stone produced in Ontario.

Any attempt to move or relocate these important aggregate operations would seriously impair the production of crushed stone, particularly in the Toronto-Hamilton-Niagara area. Under the terms

of the Niagara Escarpment Protection Act, 1970 and its successor the Pits and Quarries Control Act, 1971, a large measure of control has already been established over these quarries. Detailed plans are on file with our ministry for the progressive and ultimate rehabilitation of all these quarry properties and in many cases the development plans will serve to greatly enhance the Niagara Escarpment area.

Under the terms of the two acts cited above, all crushed stone quarries have been moved from the face of the Niagara Escarpment a distance of 300 feet so that the operations do not mar or scar the actual face of the Niagara Escarpment. Where crushing plants and stockpiles have been established on the face of the Escarpment orders have been issued requiring these plants and stockpiles to be removed so as not to mar the face of the Escarpment and rehabilitation of the face of the Escarpment has been ordered. In addition no new pits or quarries have been allowed to establish on the face of the Niagara Escarpment since the passage of the Niagara Escarpment Protection Act, 1970.

It is the conviction of the writer that all necessary steps have already been taken to make the 13 quarries now operating in the proposed prohibited area for new quarries compatible in so far as possible with character of the Niagara Escarpment. No alternative locations which would offer equally suitable economic

conditions for quarry operation are readily available.

The writer therefore disagrees with the stated recommendations of the other members of the Niagara Escarpment Task Force regarding relocation of quarries on the Niagara Escarpment.

- (2) The Niagara Escarpment Task Force is recommending the establishment of a prohibited area for development of new pits and quarries which will extend approximately one mile on either side of the edge of the Escarpment. The purpose of this prohibited zone is to ensure that no further pits or quarries are developed near the Escarpment edge in order to protect the natural environment of the Escarpment area.

A map has been prepared by the Division of Mines of the Ministry of Natural Resources showing the potential pit and quarry lands within the prohibited area along the Niagara Escarpment. It is recommended by the writer that all further residential and commercial development of any type be restricted in these designated mineral resource areas along the Niagara Escarpment for a period of five years. At the end of five years time a re-assessment of the impact of the imposition of the 2 mile prohibited zone on the aggregate industry in Southern Ontario should be made and a decision should be then made regarding the practicality of the economics of such a prohibited zone. It should here be pointed out that under the terms of the Pits and Quarries Control Act, 1971, the Minister of Natural Resources already has wide powers to prohibit the opening of any new pits or quarries in a much wider area along the Niagara

Escarpment. The recommendation of a specific prohibited zone, as such, is therefore unnecessary and redundant. The writer believes that the adoption of a specific prohibited zone along the Niagara Escarpment will set an unfortunate and dangerous precedent which could seriously affect the future supply of aggregate in central southern Ontario.

The above comments are respectfully submitted by the writer as an appendix to the report of the Niagara Escarpment Task Force.

Yours truly,

"D.F. HEWITT"

D.F. Hewitt, Ph.D., P.Eng.

REVIEW OF SUBMISSIONS TO
The NIAGARA ESCARPMENT TASK FORCE

Corwin T. Cambray,
Research Officer,
Niagara Escarpment Task
Force.

August 21, 1972.

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1. INTRODUCTION

To supplement the report on public attitudes toward the Escarpment (See Chapter 4) a review is presented here of all the submissions received by the Task Force: Oral remarks at public meetings, opinions written on comment cards, briefs and minutes from meetings requested by municipal and other organizations. The aim here is to capture, in a manageable format, the diversity of views expressed. This review is designed to translate individual concerns into a general perspective of public opinion that will be a useful guide in formulating policies for the Escarpment.

2. ORGANIZATION OF REVIEW

Section 3 contains the review of the submissions in the form of tables, quotations from meetings and briefs, and summary statements on key issues. For present purposes, the Niagara Escarpment has been divided into seven sections. This method is used in order to enable possible variations, along the Escarpment, in the kinds of concerns and solutions mentioned in the submissions to be recognized in this review. Two criteria are used in dividing the Escarpment into sections: (1) the location of the public meeting, and (2) the physical form of the Escarpment. The sections and areas as outlined in the Gertler Report are used as the basis of the

delineation of the sections referred to here.

2.1 Summary Table

Each of the seven sections begins with a summary table which is supported subsequently by selected comments from the submissions and statements on key issues. The table is organized according to type of submission and contents. There are five categories of submissions:

- (1) Private Individual;
- (2) Private Company, which includes extractive industries and recreational firms;
- (3) Municipal Government;
- (4) Public Organizations such as the Bruce Trail Association, ratepayers groups, the Committee of a Thousand, and the Ontario Federation of Naturalists; and
- (5) Regional Organizations such as conservation authorities and economic development councils.

These five categories permit the table to represent the interests of different segments of the community.

The contents of the submissions are presented under seven main headings:

- (1) Desired Goal for the Niagara Escarpment;
- (2) Type of Control such as (a) complete control, or (c) regulatory control;
- (3) Administration by (a) province, (b) some local participation, etc.;

- (4) Proposed Activities such as (a) parks,
(d) scenic drive, and (k) extractive industry;
- (5) Identified Problems such as (a) too little
government action, (h) water pollution, and
(m) shortage of tourist facilities;
- (6) Suggested Types of Assistance such as (a) grants
in lieu of municipal taxes; and
- (7) Information such as (a) provincial guidelines for
municipal conservation.

Accompanying the particular designations in (4) Proposed Activities and (5) Identified Problems may be a word or two for emphasis on a particular activity or problem e.g. (f) compatible development -- residential or (o) agricultural land - high assessment. The contents of the submissions are set out so that it is possible to proceed from the general to the specific or vice versa thereby relating the desired goal for the Escarpment to such instrumental means as administration, land use control and finance to proposed activities and identified problems.

In order to aid the visual inspection of the tables, a scale has been used which indicate the accumulated number of references to a specific item. The scale is divided into four segments. The more references a particular item receives, the greater the proportion of the scale which is blacked in under the particular type of submission.

2.2 Comments from Public Meetings and Briefs

Supporting the tables are a number of selected

quotations from the submissions. The purpose of including these comments is to provide additional depth to the table by presenting quotations that deal with a particular problem or outline a proposal. The comments are divided according to whether they originated at a public meeting or came in the form of a brief. They are presented without corrections to their style.

2.3 Key Issues

During the course of reviewing the submissions, certain issues began to stand out because of the interest they have attracted in a particular section of the Escarpment. A brief statement is presented on each issue in order to make special recognition of its presence.

2.4 General Comments

Section 3.8 contains some selected comments from briefs by individuals and organizations that are not identified with any particular section of the Niagara Escarpment but rather are concerned for its entire area.

2.5 Summary Statements

In section 4, summary statements are provided under each of the seven main headings used to examine the contents of the

submissions. This is done to provide an overview of proposals and concerns throughout the Escarpment area.

2.6 Submissions of Particular Interest

The last section contains a list of submissions that are particularly interesting due to their suggestions for implementation and identified problems. They are listed for purposes of reference.

3. REVIEW OF PUBLIC MEETINGS AND BRIEFS

3.1 Niagara Peninsula Section

(Public Meeting at St. Catharines)

3.1(a) Comments from Public Meeting

- I. How ironic that the government that advertises in Roads to Recreation, Ontario, Canada:
"We have set up some fascinating trails. You can enjoy anything from a short stroll to a couple of hundred miles hike. Our Bruce Trail starts at Niagara and ends at Tobermory on Lake Huron, after winding its way through country preserved the way your grandfather would have known it." ... Is that the same government that has done so little to preserve it even as we of today have known it?
- II. As to the Scenic Drive presentation, as a member of the Committee mentioned, it is my opinion, and I think the opinion of the majority of people, that any suggestion to create any more roadways in what is left of our natural areas in this part of the Province of Ontario is not to be done under the opinion of the people.
- III. Yes. There is a discrepancy here. I was trying to show that what Mr. Codrington and other people feel is a priceless heritage of Queenston stone should be protected and perhaps the opposition to the Queenston Quarries is the only way it is going to be protected.
- IV. The ultimate test in what happens to the (Queenston) property is what happens to the property after rehabilitation when the quarrying is finished. We have ambitious plans for the future development and these plans include preservation of the Bruce Trail in its present form.
- V. We have the interesting experience of finding that one half of the Government tries to preserve the region by reports such as the Gertler Report while the other half tries to put up highways and do other things that do not add to the preservation of the region.

TABLE 3.1

REVIEW OF PUBLIC MEETINGS AND BRIEFS: NIAGARA PENINSULA SECTION
(Public Meeting at St. Catharines)

		T Y P E O F S U B M I S S I O N									
CONTENTS		PRIVATE INDIVIDUAL	PRIVATE COMPANY	MUNICIPAL GOVERNMENT	PUBLIC ORGANIZATIONS	REGIONAL ORGANIZATIONS*					
1. DESIRED GOAL FOR NIAGARA ESCARPMENT											
(a) Preservation - entire area	(a)	■		■	■						
(b) Preservation - selected areas	(b)	■		■	■						
2. TYPE OF CONTROL											
(a) Complete control - fee simple	(a)	■		■	■						
(b) Selective control - easements	(b)	■		■	■						
(c) Regulatory control - zoning	(c)	■		■	■						
3. ADMINISTRATION											
(a) Provincial	(a)	■		■	■						
(b) Some Local Participation	(b)	■		■	■						
(c) Conservation Authority	(c)	■		■	■						
(d) Niagara Escarpment Commission	(d)	■		■	■						
4. PROPOSED ACTIVITIES											
(a) Parks - camping	(a)	■		■	■						
(b) Trails - non-mechanized use	(b)	■		■	■						
(c) Trails - mechanized use	(c)	■		■	■						
(d) Scenic Drive	(d)	■		■	■						
(e) Skiing Developments	(e)	■		■	■						
(f) Compatible Development - residential	(f)	■		■	■						
(g) Historic Sites	(g)	■		■	■						
(h) Natural Areas - educational	(h)	■		■	■						
(i) Agriculture	(i)	■		■	■						
(j) Reforestation	(j)	■		■	■						
(k) Extractive Industry	(k)	■		■	■						
5. IDENTIFIED PROBLEMS											
(a) Too Little Government Action	(a)	■		■	■						
(b) Public Uncertainty over Government Intentions	(b)	■		■	■						
(c) Threat of Expropriation	(c)	■		■	■						
(d) Unclear Definition of Escarpment Area	(d)	■		■	■						
(e) Land Use not related to Site Assets or Capability	(e)	■		■	■						
(f) Residential Development including trailer parks	(f)	■		■	■						
(g) Alteration of Physical Feature - tree cutting	(g)	■		■	■						
(h) Water Pollution	(h)	■		■	■						
(i) Bruce Trail Reroutings, Mechanized Use	(i)	■		■	■						
(j) Too Many Roads in Escarpment Area	(j)	■		■	■						
(k) Hydro Right-of-Way	(k)	■		■	■						
(l) Skiing Development - public versus private	(l)	■		■	■						
(m) Shortage of Tourist Facilities	(m)	■		■	■						
(n) Poorly Maintained Public Land	(n)	■		■	■						
(o) Agricultural Land - high assessment	(o)	■		■	■						
(p) Extractive Industry - presence and rehabilitation	(p)	■		■	■						
(q) Unnecessary Restrictions on Small Pits	(q)	■		■	■						
6. SUGGESTED TYPES OF ASSISTANCE											
(a) Grants in Lieu of Municipal Taxes	(a)	■		■	■						
(b) Funds to Conservation Authorities for maintenance	(b)	■		■	■						
(c) Funds to Retain Farmers on the Land	(c)	■		■	■						
(d) Loan Fund for Private Development	(d)	■		■	■						
7. INFORMATION											
(a) Provincial Guidelines for Municipal Conservation	(a)	■		■	■						
(b) Better Communication from Province on Escarpment Programme	(b)	■		■	■						

*Regional Organizations include Conservation Authorities and Economic Development Councils.

SCALE 0 3 6 9 12 or more
Accumulated Number of
References (One Reference per Submission)

- VI. ...many could have sold off ten acre plots years ago for more than "conservation" will pay today.
- VII. Quarries Should be forced to move back two or three miles and quarrie on flat land. ... Spend a few dollars to plant a few trees, not to cut them down.
- VIII. I agree that most people feel gov't is a put-on; a farce; and a massive fraud. You need to improve your image."
- IX. Why not purchase the property necessary immediately - debenture the costs - and charge this back to the Conservation Authorities over a period of years as part of the grants they receive per annum. The savings would be fantastic.
- XI. Overall planning of the whole Peninsula is very important and a plan of the escarpment control would only be one part of the overall peninsula planned concept.
- XII. If Queenstone Limestone is unique a controlled building stone operation seems reasonable and transfer the crushed stone, asphalt operation to any area off the escarpment which will not adversely affect the environment.
- XIII. A Provincial master plan - with general land uses and priorities - implemented by local (and regional) plans - specifically allocated funds for increased land acquisition - in general, an accelerated programme, with local efforts co-ordinated, and in conformity with, a provincially-inspired master land use and design scheme.
- XIV. In any study pertaining to the acquisition of Niagara Escarpment lands surely the first consideration should be given to the Niagara area where there is a much larger population and tourist presence than at the Tobermory end.

- XV. The Niagara Scenic Drive might better be a bicycle trail - in view of the present lack of joy in car riding.

3.1(b) Comments from Briefs

- I. We are aware that very good financing arrangements have been offered to certain authorities to buy some of the escarpment lands, with no outstanding achievement. It seems to us that, "what is everybody's business is nobody's business". Purchase by an Escarpment Commission would avoid any re-occurrence of "Caledon Hills" land scandals.
The Commission should consist of a cross section of knowledgeable people of various disciplines and must include some owners of escarpment lands.
- II. We (Town of Grimsby) have a limited area of land, bisected by two major highways, a railway, the escarpment face and two east west troughs of wet land, one immediately south of the escarpment face - the Forty Mile Creek (Saltfleet Swamp Drain), Billington drain and Thirty Mile Creek; the other further south, the Johnston and Kupitz drains; all areas where development is difficult and unrewarding tax wise; we cannot afford to legislate a further corridor of land into a sterile state of scenic sobriety.
- III. The lands that the Province and its agencies own should be managed and co-ordinated by a branch of the Ministry of Natural Resources which is oriented to providing for the requirements of urban areas. Since the escarpment runs through the densely populated Southern Ontario Region, the type of park development necessary is substantially different from that of the more northern vacation areas. Therefore, a section of the Ministry should be devoted to the management of Provincially owned lands within urban areas. Furthermore, this section should have the responsibility of acquiring lands which are deemed surplus by other public agencies. This would facilitate the development, co-ordination and acquisition of recreational lands along the escarpment.

- IV. Therefore, it is recommended that each municipality establish a committee, to include representatives of the Provincial and Regional levels, to discuss the relevant restrictions for areas within their jurisdiction.

3.1(c) Key Issues

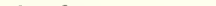
- I. There is a municipally supported proposal to develop a Scenic Drive along the Niagara Escarpment from Hamilton to Queenston. Presently, this Scenic Drive is routed by signs along existing roads.
- II. There is opposition to the expansion of Queenston Quarries led by a neighbouring residential area, Bevan Heights.
- III. It is suggested that priority be given to acquisition in the Rockway Falls area on Fifteen Mile Creek in the Town of Lincoln.
- IV. The relocation of Highway 20 north of Fonthill through the Short Hills area of Pelham is of considerable concern to those desiring to retain this historic natural area and water source.
- V. The location of a sewage sludge lagoon near the Balls Falls Conservation Area has attracted a large number of protests.
- VI. It is suggested that the Jordan Harbour - Twenty Mile Creek area might be developed as a joint public-private recreational venture, centred on boating. A difficulty may occur if boat access from Lake Ontario to the Harbour is limited or restricted by the construction of new low bridges across the Harbour's mouth for the Queen Elizabeth Highway widening programme.

TABLE 3.2

REVIEW OF PUBLIC MEETINGS AND BRIEFS: DUNDAS VALLEY SECTION
(Public Meeting at Hamilton)

		T Y P E O F S U B M I S S I O N									
CONTENTS		PRIVATE INDIVIDUAL	PRIVATE COMPANY	MUNICIPAL GOVERNMENT	PUBLIC ORGANIZATIONS	REGIONAL ORGANIZATIONS*					
. DESIRED GOAL FOR NIAGARA ESCARPMENT											
(a) Preservation - entire area	(a)										
(b) Preservation - selected areas	(b)										
. TYPE OF CONTROL											
(a) Complete control - fee simple	(a)										
(b) Selective control - easements	(b)										
(c) Regulatory control - zoning	(c)										
. ADMINISTRATION											
(a) Provincial	(a)										
(b) Some Local Participation	(b)										
(c) Conservation Authority	(c)										
(d) Niagara Escarpment Commission	(d)										
. PROPOSED ACTIVITIES											
(a) Parks - camping	(a)										
(b) Trails - non-mechanized use	(b)										
(c) Trails - mechanized use	(c)										
(d) Scenic Drive	(d)										
(e) Skiing Developments	(e)										
(f) Compatible Development - residential	(f)										
(g) Historic Sites	(g)										
(h) Natural Areas - educational	(h)										
(i) Agriculture	(i)										
(j) Reforestation	(j)										
(k) Extractive Industry	(k)										
. IDENTIFIED PROBLEMS											
(a) Too Little Government Action	(a)										
(b) Public Uncertainty over Government Intentions	(b)										
(c) Threat of Expropriation	(c)										
(d) Unclear Definition of Escarpment Area	(d)										
(e) Land Use not related to Site Assets or Capability	(e)										
(f) Residential Development including trailer parks	(f)										
(g) Alteration of Physical Feature - tree cutting	(g)										
(h) Water Pollution	(h)										
(i) Bruce Trail Reroutings, Mechanized Use	(i)										
(j) Too Many Roads in Escarpment Area	(j)										
(k) Hydro Right-of-Way	(k)										
(l) Skiing Development - public versus private	(l)										
(m) Shortage of Tourist Facilities	(m)										
(n) Poorly Maintained Public Land	(n)										
(o) Agricultural Land - high assessment	(o)										
(p) Extractive Industry - presence and rehabilitation	(p)										
(q) Unnecessary Restrictions on Small Pits	(q)										
. SUGGESTED TYPES OF ASSISTANCE											
(a) Grants in Lieu of Municipal Taxes	(a)										
(b) Funds to Conservation Authorities for maintenance	(b)										
(c) Funds to Retain Farmers on the Land	(c)										
(d) Loan Fund for Private Development	(d)										
. INFORMATION											
(a) Provincial Guidelines for Municipal Conservation	(a)										
(b) Better Communication from Province on Escarpment Programme	(b)										

*Regional Organizations include Conservation Authorities and Economic Development Councils.

0 3 6 9 12 or more
SCALE 
Accumulated Number of
References (One Reference per Submission)

3.2 Dundas Valley Section

(Public Meeting at Hamilton)

3.2(a) Comments from Public Meeting

- I. I don't think any of us could realistically assume that the Niagara Escarpment as we know it, and as we would want to preserve it, begins at the very brink of the precipice. If controls only began up there and only began at the very foot of the Escarpment slope then we would have perhaps saved very little of what is important.
- II. I think that the present method of Conservation Authorities buying them is satisfactory in a spotty way. We are having some mild success in the Hamilton Region Authority in buying Escarpment land but I don't think that that can be said of Conservation Authorities throughout the length of the Escarpment.
- III. Living in the Hamilton area we (Hamilton Region Conservation Authority) are quite concerned with subdivisions and we have a specific recommendation for you on this. We have divided this area into two categories. We call them Category 1, which is the urban category, and Category 2, which is the rural category. When we talk about the urban category this is the City of Hamilton and any other urban areas in the Province, which would include existing development and also include developments which are pending. The rural category, on the other hand, would cover areas where . . . no development is contemplated. Just going back to the first category, we feel that an attempt should be made to preserve, first of all, the Escarpment face itself plus 25 feet at the top and the bottom. When we talk about the Escarpment face we feel that the crest and the toe should be defined and where you have an actual break; or if a woodlot originates on the Escarpment we feel that the definition of the Escarpment should be right up to the tree line of the woodlot. It should also include the talus slope. We are recommending in the urban area beyond the actual Escarpment that they go another 25 feet. In addition to this we recommend that a buffer strip of 275 feet be set aside which would be beyond the 25 feet and on this buffer strip development would be

permitted on a controlled basis. In other words, developments of a specified nature might be permitted and we feel this development should be subject to strict site plan control. Any development which is within these two zones at the present time we feel should be designated as non-conforming and any re-development therefore should fall within these new development guidelines. Going to the rural area, Category 2, we recommend that an outright strip of 300 feet at the bottom as well as the top of the Escarpment be maintained as open space. Going to page number 4, Recommendation (c). We are recommending that in addition to this 300 feet buffer strip that additional areas be acquired. We call them recreational nodes. Especially in urban areas it is extremely important we make recreation areas available to the people close at home. We feel that the Escarpment offers a tremendous opportunity and we are recommending that major Conservation areas, or public open space areas, whether owned by the Province or another public agency, be set aside for public open space purposes at 5 mile intervals or less and these areas should be at least 200 acres in size, up to maybe 3 or 4 hundred acres. A lot is happening to the Escarpment face which we don't like. The trees are being cut, fill is dumped on the Escarpment, and we feel this should be controlled. The Authority has dumping fill regulations now and we have some controls. We feel in addition to this the Province has to pass legislation to control indiscriminate tree cutting. We are also concerned about the indiscriminate construction of highways and other public works on the Escarpment. We feel that any public works should also be carefully looked at before approved as it affects the Escarpment.

- IV. We (Federation of Ontario Naturalists) urge the Task Force to recommend to Mr. Bernier that his acquisition programme give top priority to acquiring Gertler's prime Escarpment lands in order that this discrepancy may be removed. (i.e. difference between Gertler's proposal and actual government purchases)
- V. The membership of the Federation of Ontario Naturalists passed a resolution at its 1972 Annual Meeting urging the Provincial Government to make full use of easement procedures to ensure that the Escarpment would in fact be preserved. We urge the Task Force to make a similar recommendation to the Ministry of Natural Resources.

- VI. However, a threat to the Escarpment still exists since there is nothing to prevent an individual buying a single fifty or hundred farm and building a house on the rim of the Escarpment. Neither are these regulations (subdivision control) in most townships preventing the siting of mobile homes on the Escarpment rim.
- VII. ...the powers of the Government used on the recommendations of the Task Force will be the answer to treating the Escarpment as a whole and preserving it, not in little bits but in one continuous piece.
- VIII. Man made structures that are visually adjacent to the escarpment should be designed to blend into the natural senery. ie Switzerland & Austria. The danger of not having regulation of this type is that: easements or narrow bands of the protected escarpment could be a narrow alley between concrete walls (New York).

3.2(b) Comments from Briefs

- I. I think the highway construction up the face of the escarpment does more damage than all the quarries put together and should be controlled with an iron hand very few of the quarries open up the face of the escarpment yet the government has very strigent regulations on the quarries yet let a highway project desecrate the escarpment with apparent impunity yet they are the ones to do most of the damage.

3.2(c) Key Issues

- I. Special attention is suggested for the Dundas Valley with the acquisition of 3,000 acres of land and the establishment of a very wide buffer strip around the above land.
- II. There is considerable support for the preservation of a 300 acre, undeveloped, unoccupied area of the Niagara Escarpment just west of the City of Hamilton in Ancaster Township. It is bound by the Scenic Drive, Mohawk Road and Highway 403.

TABLE 3.3

REVIEW OF PUBLIC MEETINGS AND BRIEFS: MT. NEMO - TERRA COTTA SECTION
(Public Meeting at Milton)

		T Y P E O F S U B M I S S I O N									
CONTENTS		PRIVATE INDIVIDUAL	PRIVATE COMPANY	MUNICIPAL GOVERNMENT	PUBLIC ORGANIZATIONS	REGIONAL ORGANIZATIONS*					
. DESIRED GOAL FOR NIAGARA ESCARPMENT											
(a) Preservation - entire area	(a)										
(b) Preservation - selected areas	(b)										
. TYPE OF CONTROL											
(a) Complete control - fee simple	(a)										
(b) Selective control - easements	(b)										
(c) Regulatory control - zoning	(c)										
. ADMINISTRATION											
(a) Provincial	(a)										
(b) Some Local Participation	(b)										
(c) Conservation Authority	(c)										
(d) Niagara Escarpment Commission	(d)										
. PROPOSED ACTIVITIES											
(a) Parks - camping	(a)										
(b) Trails - non-mechanized use	(b)										
(c) Trails - mechanized use	(c)										
(d) Scenic Drive	(d)										
(e) Skiing Developments	(e)										
(f) Compatible Development - residential	(f)										
(g) Historic Sites	(g)										
(h) Natural Areas - educational	(h)										
(i) Agriculture	(i)										
(j) Reforestation	(j)										
(k) Extractive Industry	(k)										
. IDENTIFIED PROBLEMS											
(a) Too Little Government Action	(a)										
(b) Public Uncertainty over Government Intentions	(b)										
(c) Threat of Expropriation	(c)										
(d) Unclear Definition of Escarpment Area	(d)										
(e) Land Use not related to Site Assets or Capability	(e)										
(f) Residential Development including trailer parks	(f)										
(g) Alteration of Physical Feature - tree cutting	(g)										
(h) Water Pollution	(h)										
(i) Bruce Trail Reroutings, Mechanized Use	(i)										
(j) Too Many Roads in Escarpment Area	(j)										
(k) Hydro Right-of-Way	(k)										
(l) Skiing Development - public versus private	(l)										
(m) Shortage of Tourist Facilities	(m)										
(n) Poorly Maintained Public Land	(n)										
(o) Agricultural Land - high assessment	(o)										
(p) Extractive Industry - presence and rehabilitation	(p)										
(q) Unnecessary Restrictions on Small Pits	(q)										
. SUGGESTED TYPES OF ASSISTANCE											
(a) Grants in Lieu of Municipal Taxes	(a)										
(b) Funds to Conservation Authorities for maintenance	(b)										
(c) Funds to Retain Farmers on the Land	(c)										
(d) Loan Fund for Private Development	(d)										
. INFORMATION											
(a) Provincial Guidelines for Municipal Conservation	(a)										
(b) Better Communication from Province on Escarpment Programme	(b)										

*Regional Organizations include Conservation Authorities and Economic Development Councils.

SCALE 0 3 6 9 12 or more
Accumulated Number of
References (One Reference per Submission)

3.3 Mt. Nemo - Terra Cotta Section
(Public Meeting at Milton)

3.3(a) Comments from Public Meeting

- I. In other words, if I understand correctly, there are particular small localities that are being protected by purchase by the Province but the general character of the Escarpment is at this stage not being protected in any way and therefore a thing like that swath of hydro can go through without being interfered with by the Escarpment Task Force, right?
- II. Farmers should be allowed to keep woodlots, etc., tax free.
- III. I believe consistency should be your byword. There is little consistency when the Conservation Authority buys land at Terra Cotta, supplemented by Peel County Wildlife Preserve, the mining commission causes a pit to be closed in close proximity only to have Ontario Hydro intrude only 1000 yards from this location with its proposed 500 K.V. line!
- IV. Up to now in most cases the rehabilitation of Pits and Quarries has seemed to be nothing more than a license to operate as often the initial rehabilitation has been done there is no effort to maintain or improve it to ensure that the rehabilitation gradually makes the pit blend with the surrounding terrain.

3.3(b) Comments from Briefs

- I. The criteria for the proper width of the reserved lands should be based upon preserving the visual and aural peace of the specific locality, and must be a flexible guideline.
- II. The Township (Chinguacousy) also supports the general intent of The Pits and Quarries Control Act as it relates to the Niagara Escarpment Area, but submits that shortcomings exist in the Act which require correction; one being the lack of any provision for public hearings when pit or quarry licenses come up for renewal.

- III. Land severancing by consents of Committees of Adjustment should be severely curtailed. This could be facilitated through a more widespread circulation of severance application forms, improved appeal procedures and close supervision by a Niagara Escarpment Secretariat or similar Provincial agency. All plans of subdivision and individual severances should be in keeping with approved comprehensive Official Plan policies established under The Planning Act by local and Provincial governments.

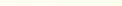
TABLE 3.4

REVIEW OF PUBLIC MEETINGS AND BRIEFS: CALEDON HILLS - HORNING MILLS SECTION
(Public Meeting at Orangeville)

		T Y P E O F S U B M I S S I O N									
CONTENTS		PRIVATE INDIVIDUAL	PRIVATE COMPANY	MUNICIPAL GOVERNMENT	PUBLIC ORGANIZATIONS	REGIONAL ORGANIZATIONS*					
1. DESIRED GOAL FOR NIAGARA ESCARPMENT											
(a) Preservation - entire area	(a)										
(b) Preservation - selected areas	(b)										
2. TYPE OF CONTROL											
(a) Complete control - fee simple	(a)										
(b) Selective control - easements	(b)										
(c) Regulatory control - zoning	(c)										
3. ADMINISTRATION											
(a) Provincial	(a)										
(b) Some Local Participation	(b)										
(c) Conservation Authority	(c)										
(d) Niagara Escarpment Commission	(d)										
4. PROPOSED ACTIVITIES											
(a) Parks - camping	(a)										
(b) Trails - non-mechanized use	(b)										
(c) Trails - mechanized use	(c)										
(d) Scenic Drive	(d)										
(e) Skiing Developments	(e)										
(f) Compatible Development - residential	(f)										
(g) Historic Sites	(g)										
(h) Natural Areas - educational	(h)										
(i) Agriculture	(i)										
(j) Reforestation	(j)										
(k) Extractive Industry	(k)										
5. IDENTIFIED PROBLEMS											
(a) Too Little Government Action	(a)										
(b) Public Uncertainty over Government Intentions	(b)										
(c) Threat of Expropriation	(c)										
(d) Unclear Definition of Escarpment Area	(d)										
(e) Land Use not related to Site Assets or Capability	(e)										
(f) Residential Development including trailer parks	(f)										
(g) Alteration of Physical Feature - tree cutting	(g)										
(h) Water Pollution	(h)										
(i) Bruce Trail Reroutings, Mechanized Use	(i)										
(j) Too Many Roads in Escarpment Area	(j)										
(k) Hydro Right-of-Way	(k)										
(l) Skiing Development - public versus private	(l)										
(m) Shortage of Tourist Facilities	(m)										
(n) Poorly Maintained Public Land	(n)										
(o) Agricultural Land - high assessment	(o)										
(p) Extractive Industry - presence and rehabilitation	(p)										
(q) Unnecessary Restrictions on Small Pits	(q)										
6. SUGGESTED TYPES OF ASSISTANCE											
(a) Grants in Lieu of Municipal Taxes	(a)										
(b) Funds to Conservation Authorities for maintenance	(b)										
(c) Funds to Retain Farmers on the Land	(c)										
(d) Loan Fund for Private Development	(d)										
7. INFORMATION											
(a) Provincial Guidelines for Municipal Conservation	(a)										
(b) Better Communication from Province on Escarpment Programme	(b)										

*Regional Organizations include Conservation Authorities and Economic Development Councils.

0 3 6 9 12 or more

SCALE 

Accumulated Number of
References (One Reference per Submission)

3.4 Caledon Hills - Horning Mills Section
(Public Meeting at Orangeville)

3.4(a) Comments from Public Meeting

- I. Whatever restrictions that are imposed by the Department, and through the Department by the Government, I submit should be by statute and not by regulation. I think this matter is too important to have that flexibility because we all know that a flexible regulation, once you get a foot in the door by dealing it one way or the other, the complete force and effect of the substance of the regulation is in jeopardy.
- II. The Escarpment provides the headwaters of many streams and rivers and if the water is already polluted within the first few miles, what can be expected further downstream?
- III. ...the ratepayers of the Municipality (Mono Township) not only suffer by this industry they are actually subsidizing it when the Municipal tax levy increases for road maintenance, as dust control, re-paving, road straightening and widening, replacement of bridges and culverts, etc. ... by far the greater part of the security deposit be allotted to local use. (2 cents per ton up to a total of \$100,000). The importance of gravel deposits as filters and their characteristics of holding great quantities of water and releasing it as springs of fresh and pure water constituting the headwaters of many a river, cannot be overestimated.
- IV. We point out the unsuitability of defining a restricted area as a given number of feet (such as 300 feet) from the Escarpment. In certain places, the exact location of the Escarpment edge is difficult to determine, even for a geologist. The area needing protection includes not only the geologic escarpment but the adjacent hills, slopes and valleys. The distance from the ledge rock will differ widely in certain areas.

- V. ...I think there are a great many people who to not wish to put up No Trespassing signs and who are quite happy to have a certain amount of public access to their lands and so it seems unrealistic to think that the Government is going to be able to purchase all that greenbelt at least in the near future, and this (easement) should to my mind be taken more seriously than it has been.
- VI. I had a gravel permit that was revoked. The first one that was revoked. I am wondering, being that I know the depth of gravel in our area is 120 feet, which is a fantastic deposit, how am I going to value my land if Mr. Davis wants the farmers to value our land before the first of the year in 1973?

3.4(b) Comments from Briefs

- I. This time it concerns way-side pits for which, it is said, permits are easily obtainable and once they are open, they are there for good, as expected by the operators and as feared by the local residents. The scars in the landscape created by way-side pits at the time of the construction of the Highway No. 10 By-pass northeast of Orangeville are still very much in evidence on Lot E $\frac{1}{2}$ 5 Con. 3 W. and also on Lot E $\frac{1}{2}$ 2 Con. 2E. Although the operations were under departmental permit, there is no evidence of rehabilitation.
- II. The Authority (Credit Valley Conservation Authority) is of the opinion that more Escarpment land than noted above (1250 acres) should be acquired and retained in its natural state however sufficient funds are not available from the municipalities for additional acquisitions.

3.4(c) Key Issues

- I. Concern was expressed over the future uses in the Hockley Valley and the absence of public parks.
- II. Gravel operations were a topic of general interest from both those desiring to limit their location and those wishing to utilize the material.

TABLE 3.5

REVIEW OF PUBLIC MEETINGS AND BRIEFS: NOISY RIVER - BIG HEAD VALLEY SECTION
(Public Meeting at Collingwood)

		T Y P E O F S U B M I S S I O N									
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(b) Selective control - easements	(b)										
(c) Regulatory control - zoning	(c)										
3. ADMINISTRATION											
(a) Provincial	(a)										
(b) Some Local Participation	(b)										
(c) Conservation Authority	(c)										
(d) Niagara Escarpment Commission	(d)										
4. PROPOSED ACTIVITIES											
(a) Parks - camping	(a)										
(b) Trails - non-mechanized use	(b)										
(c) Trails - mechanized use	(c)										
(d) Scenic Drive	(d)										
(e) Skiing Developments	(e)										
(f) Compatible Development - residential	(f)										
(g) Historic Sites	(g)										
(h) Natural Areas - educational	(h)										
(i) Agriculture	(i)										
(j) Reforestation	(j)										
(k) Extractive Industry	(k)										
5. IDENTIFIED PROBLEMS											
(a) Too Little Government Action	(a)										
(b) Public Uncertainty over Government Intentions	(b)										
(c) Threat of Expropriation	(c)										
(d) Unclear Definition of Escarpment Area	(d)										
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(i) Bruce Trail Reroutings, Mechanized Use	(i)										
(j) Too Many Roads in Escarpment Area	(j)										
(k) Hydro Right-of-Way	(k)										
(l) Skiing Development - public versus private	(l)										
(m) Shortage of Tourist Facilities	(m)										
(n) Poorly Maintained Public Land	(n)										
(o) Agricultural Land - high assessment	(o)										
(p) Extractive Industry - presence and rehabilitation	(p)										
(q) Unnecessary Restrictions on Small Pits	(q)										
6. SUGGESTED TYPES OF ASSISTANCE											
(a) Grants in Lieu of Municipal Taxes	(a)										
(b) Funds to Conservation Authorities for maintenance	(b)										
(c) Funds to Retain Farmers on the Land	(c)										
(d) Loan Fund for Private Development	(d)										
7. INFORMATION											
(a) Provincial Guidelines for Municipal Conservation	(a)										
(b) Better Communication from Province on Escarpment Programme	(b)										

*Regional Organizations include Conservation Authorities and Economic Development Councils.

SCALE 0 3 6 9 12 or more
Accumulated Number of
References (One Reference per Submission)

3.5 Noisy River - Big Head Valley Section
(Public Meeting at Collingwood)

3.5(a) Comments from Public Meeting

- I. I can assure you there are not any hills around like Georgian Peaks or Alpine or any of the other clubs around. So you do have a problem that if this is not to become a private preserve of those that live in the affluent area of Toronto, and in my own home town, where the heck are these kids going to go on week-ends (to ski)? I can ski on any hill in the Eastern townships, and so can anyone else in this room, any day of the week. You can ski in the Laurentians on any hill any day of the week by paying your tow ticket and away you go. As a matter of fact, in the Eastern townships, as many of these people know, you have a reciprocal agreement and you can buy one ticket for a week and it is good for four, five or six hills, all excellent hills. This does not exist around this area and quite frankly I think it should, because these hills are not used during the week.
- II. I represent the Jozo Weider family and there is no way at any price that we (Blue Mountain Resorts) would go private. If the government wants an agreement to that effect then we are willing to give it. Another thing is Professor Gertler wanted scenic easements. There is no reason to get scenic easements from Blue Mountain Park. We are open to everyone.
- III. I haven't heard one answer as to how in the devil you feel justified in expropriating a view and how are you ever going to replace it to the person you have taken it away from and how do you put a monetary value on it I will never know.
- IV. There are certain incompatible uses and I would suggest one of those is snowmobiles. I own a snowmobile myself so although I am a skier I am also sympathetic to the snowmobilers. I don't think, however, the two sports can be carried on over the same particular piece of ground. I do

think that the snowmobiler, once he has made a path over some particular piece of terrain, then spoils that for others like snowshoers, hikers, who might come after him.

- V. We have also had to move our Bruce Trail from an area in the Beaver Valley and instead of walking through two miles of beautiful cedar and hardwood we now have to road pound about six to seven miles because one landowner got sick and tired of skidoers using the Bruce Trail that goes through his property.
- VI. There are many of us who live, work on the escarpment as it is we also wish that it be maintained. It would be unfortunate if we to be displaced when our aims are basically your aims.
- VII. Would restoration of old mill and property remove in any way the possibility of acquisition.

3.5(b) Comments from Briefs

- I. We (Osler Bluff Ski Club) approve of Regulatory Controls over land use and we feel that we are developing our property "in harmony with these scenic amenities."
- II. Since the Bruce Trail passes through our farms, we cannot see any need to move people off of the farms and plant a thousand trees, and cause more unemployment. Some lives around here have been dedicated to building the farms up for increased crop production and output and then to have a threat to EXPROPRIATE hanging over our heads is to much, so it must be stopped. With the amount of land that has been obtained for public use already by the government is enough to keep the Dept. of Lands and Forests working for the next ten years.
- III. We would like the Task Force to keep recommendations flexible so that there is room for distinction between properties that are using the Escarpment and properties that are abusing it.
- IV. It is the presence of people and the result of farming and land use that creates the interesting scenic panorama much of the countryside in Grey-Bruce presents to-day.

- V. The Meaford Tank Range, a federal installation, is an existing major public holding... Several attempts have been made to encourage the federal government to add this facility to the system of national parks. This facility could be integrated into the overall scheme for the development of public open space facilities and would significantly increase the potential for developing a major water-based recreational area. It is not enough to simply acquire land; it is not of benefit to anyone if it simply lies idle. Public lands in this area must be developed to meet the ever increasing leisure-time needs of the growing urban population.

Key Issues

- I. There was considerable discussion on whether or not the spread of private ski clubs would eventually preclude public opportunities for skiing.
- II. Pollution was felt to be a problem and is related to the water supply, its quality and waste treatment.

TABLE 3.6

REVIEW OF PUBLIC MEETINGS AND BRIEFS: OWEN SOUND - COLPOY'S BAY SECTION
(Public Meeting at Owen Sound)

CONTENTS		T Y P E O F S U B M I S S I O N				
		PRIVATE INDIVIDUAL	PRIVATE COMPANY	MUNICIPAL GOVERNMENT	PUBLIC ORGANIZATIONS	REGIONAL ORGANIZATIONS*
1. DESIRED GOAL FOR NIAGARA ESCARPMENT						
(a) Preservation - entire area	(a)					
(b) Preservation - selected areas	(b)					
2. TYPE OF CONTROL						
(a) Complete control - fee simple	(a)					
(b) Selective control - easements	(b)					
(c) Regulatory control - zoning	(c)					
3. ADMINISTRATION						
(a) Provincial	(a)					
(b) Some Local Participation	(b)					
(c) Conservation Authority	(c)					
(d) Niagara Escarpment Commission	(d)					
4. PROPOSED ACTIVITIES						
(a) Parks - camping	(a)					
(b) Trails - non-mechanized use	(b)					
(c) Trails - mechanized use	(c)					
(d) Scenic Drive	(d)					
(e) Skiing Developments	(e)					
(f) Compatible Development - residential	(f)					
(g) Historic Sites	(g)					
(h) Natural Areas - educational	(h)					
(i) Agriculture	(i)					
(j) Reforestation	(j)					
(k) Extractive Industry	(k)					
5. IDENTIFIED PROBLEMS						
(a) Too Little Government Action	(a)					
(b) Public Uncertainty over Government Intentions	(b)					
(c) Threat of Expropriation	(c)					
(d) Unclear Definition of Escarpment Area	(d)					
(e) Land Use not related to Site Assets or Capability	(e)					
(f) Residential Development including trailer parks	(f)					
(g) Alteration of Physical Feature - tree cutting	(g)					
(h) Water Pollution	(h)					
(i) Bruce Trail Reroutings, Mechanized Use	(i)					
(j) Too Many Roads in Escarpment Area	(j)					
(k) Hydro Right-of-Way	(k)					
(l) Skiing Development - public versus private	(l)					
(m) Shortage of Tourist Facilities	(m)					
(n) Poorly Maintained Public Land	(n)					
(o) Agricultural Land - high assessment	(o)					
(p) Extractive Industry - presence and rehabilitation	(p)					
(q) Unnecessary Restrictions on Small Pits	(q)					
6. SUGGESTED TYPES OF ASSISTANCE						
(a) Grants in Lieu of Municipal Taxes	(a)					
(b) Funds to Conservation Authorities for maintenance	(b)					
(c) Funds to Retain Farmers on the Land	(c)					
(d) Loan Fund for Private Development	(d)					
7. INFORMATION						
(a) Provincial Guidelines for Municipal Conservation	(a)					
(b) Better Communication from Province on Escarpment Programme	(b)					

*Regional Organizations include Conservation Authorities and Economic Development Councils.

SCALE 0 3 6 9 12 or more
Accumulated Number of
References (One Reference per Submission)

3.6 Owen Sound - Colpoy Bay Section
(Public Meeting at Owen Sound)

3.6(a) Comments from Public Meeting

- I. I agree that we should protect the face of the Escarpment but there is no way that the Government and the people of this Province can afford to develop 455 miles of land, 13 miles wide. I think it can be developed maybe complementary with parks and individual development but if we have 455 miles of park-land 13 miles wide, I don't think even the tourists would want it.
- II. And I think we owe it to them to re-evaluate these priorities because as it stands now this legislation (Pits & Quarries Control Act) I would submit to you, is discriminatory against the person with the small gravel pit.

3.6(c) Key Issues

- I. The Pits and Quarries Control Act is felt to be a hardship on small pit operators.

TABLE 3.7

REVIEW OF PUBLIC MEETINGS AND BRIEFS: BRUCE PENINSULA SECTION
(Public Meeting at Lion's Head)

		T Y P E O F S U B M I S S I O N									
CONTENTS		PRIVATE INDIVIDUAL	PRIVATE COMPANY	MUNICIPAL GOVERNMENT	PUBLIC ORGANIZATIONS	REGIONAL ORGANIZATIONS*					
. DESIRED COAL FOR NIAGARA ESCARPMENT											
(a) Preservation - entire area	(a)										
(b) Preservation - selected areas	(b)										
. TYPE OF CONTROL											
(a) Complete control - fee simple	(a)										
(b) Selective control - easements	(b)										
(c) Regulatory control - zoning	(c)										
. ADMINISTRATION											
(a) Provincial	(a)										
(b) Some Local Participation	(b)										
(c) Conservation Authority	(c)										
(d) Niagara Escarpment Commission	(d)										
. PROPOSED ACTIVITIES											
(a) Parks - camping	(a)										
(b) Trails - non-mechanized use	(b)										
(c) Trails - mechanized use	(c)										
(d) Scenic Drive	(d)										
(e) Skiing Developments	(e)										
(f) Compatible Development - residential	(f)										
(g) Historic Sites	(g)										
(h) Natural Areas - educational	(h)										
(i) Agriculture	(i)										
(j) Reforestation	(j)										
(k) Extractive Industry	(k)										
. IDENTIFIED PROBLEMS											
(a) Too Little Government Action	(a)										
(b) Public Uncertainty over Government Intentions	(b)										
(c) Threat of Expropriation	(c)										
(d) Unclear Definition of Escarpment Area	(d)										
(e) Land Use not related to Site Assets or Capability	(e)										
(f) Residential Development including trailer parks	(f)										
(g) Alteration of Physical Feature - tree cutting	(g)										
(h) Water Pollution	(h)										
(i) Bruce Trail Reroutings, Mechanized Use	(i)										
(j) Too Many Roads in Escarpment Area	(j)										
(k) Hydro Right-of-Way	(k)										
(l) Skiing Development - public versus private	(l)										
(m) Shortage of Tourist Facilities	(m)										
(n) Poorly Maintained Public Land	(n)										
(o) Agricultural Land - high assessment	(o)										
(p) Extractive Industry - presence and rehabilitation	(p)										
(q) Unnecessary Restrictions on Small Pits	(q)										
. SUGGESTED TYPES OF ASSISTANCE											
(a) Grants in Lieu of Municipal Taxes	(a)										
(b) Funds to Conservation Authorities for maintenance	(b)										
(c) Funds to Retain Farmers on the Land	(c)										
(d) Loan Fund for Private Development	(d)										
. INFORMATION											
(a) Provincial Guidelines for Municipal Conservation	(a)										
(b) Better Communication from Province on Escarpment Programme	(b)										

*Regional Organizations include Conservation Authorities and Economic Development Councils.

SCALE 0 3 6 9 12 or more
Accumulated Number of
References (One Reference per Submission)

3.7 Bruce Peninsula Section

(Public Meeting at Lion's Head)

3.7(a) Comments from Public Meeting

- I. There is the need for recreational areas and the need to preserve the present ecology of the Peninsula. We suggest this balance can best be achieved by a Bruce Peninsula Conservation Authority, funded as required, and composed of the local public with help from the Provincial Government and Conservation groups.
- II. To preserve water quality numerous little meadows, containing five or six feet of gravel, are being constructed as septic beds for cottages, thus destroying the natural forest cover which should be preserved, according to page 5 of the Niagara Escarpment Study.
- III. The members of Eastnor Horticultural Society would like to express their opinion as a Society, and as individual citizens concerned with the preservation of our wildlife and wild flowers peculiar to the Bruce Peninsula in particular, and conservation in general, and to protest the indiscriminate destruction of the many places in our area where these plants grow.
- IV. With a government seizure of properties for the use of all, wont they, in trying to preserve the environment be destroying it, with the encouragement of transients.
- V. Again we hope that the Trail Hikers will be able to continue to enjoy this beautiful country but I'm sure something will have to be done to control the bad ones. Thus registration of all Hickers should be required.
- VI. I would highly recommend that a Group Camp Education Center be established on the Bruce Peninsula near the escarpment so that it would be available to school groups as an interpretive nature center.
- VII. The whole peninsula should be a conservation area in the sense that plants, trees and rocks should not be damaged or removed. Private ownership of areas for conservation should be encouraged even to the extent of tax rebates.

3.7(b) Comments from Briefs

- I. I am willing to discuss provision of rights of easements, however, sanitation will be my major concern. I would submit that a mutual reasonable basis could be found whereby private and public development could meet the optimum viewpoint of both the public and private sector. The island, due to its size, can adequately meet all land use specification for a number of summer dwellings. I further agree the public should be able to use the land. Thus easements appears to be the logical means. (Bears Rump Island).
- II. It would appear to us here that the following should come under consideration for grants in lieu of taxes, keeping in mind that revenue should be shared by municipal and educational jurisdictions:
 1. Ontario Government purchases in keeping with the Niagara Escarpment report.
 2. Local Conservation Authority ownership.
 3. The Provincial Government Nuclear Generating Station (HEPC).
 4. Forest lands purchased by County Council.
(proposed by Bruce County Board of Education)

3.7(c) Key Issues

- I. Cottagers were concerned over the possibility of losing their properties.
- II. The Pits and Quarries Control Act was considered to have overlooked the effect on small pit operators and would cause these small operations to close thus affecting local construction.

3.8 General Comments from briefs

- I. In other words, the Government of Ontario should abandon the traditional North American ethic towards land ownership and make dramatic use of land easement procedures and land use controls to ensure that the Escarpment is preserved. (Federation of Ontario Naturalists)

- II. The Task Force should consider recommending a fixed price to the Government and this could follow specific guide lines:
- (a) A basic price - 1967 price, at the time of Premier Robarts' announcement.
 - (b) A percentage annual increment since that time based upon the consideration that in announcing protection the Government at that time in effect took over the land.
 - (c) Anyone owning land in the areas designated in the Gertler Report for acquisition should have the right to offer it to the Government at the agreed price. This price should be recommended by the Task Force. Anyone who purchased Escarpment Area lands at a high price subsequent to Premier Robarts' announcement was gambling. Gamblers sometimes win and sometimes lose!
 - (d) The "National Trust" concept developed in Britain, of private occupation of lands vested in the public, could be applied to the area and would solve some of the problems of continuing occupation and payment of local taxes.
- III. The three levels of land use control described in the Report for application in the Study Area appear to be a realistic and satisfactory system. For example, selective controls which provide for sale and leaseback arrangements, leasing, and management agreements would allow experienced farmers to retain a measure of control over the management of land suitable for agricultural production.
- IV. (Bruce Trail Association) There should be a new land designation called "Permanent Open Space", and this should be applied to a continuous strip of land along the Escarpment. The control and preservation of the Escarpment by means of the Official Plans of the municipalities through which it passes is both too localized and too cumbersome. The veto of the Minister of Municipal Affairs is the only safe-guard against a bad Plan

or an undesirable change in a Plan. The unified approach represented by the Gertler study, and the activities of your Task Force, must be translated into unified control by a single Official Plan and unified action by a suitable single body. Various recreational activities can coexist on the Escarpment. Hiking, horseback riding and bicycling are compatible if separate trails are provided. Snowshoeing and cross-country skiing are compatible with hiking. The more usual downhill skiing obviously has claims on some north-facing and east-facing slopes, but ski chalet developments should be carefully planned and controlled into groups, preferably with tree cover, or they will sprawl and blight the scenic value of the Escarpment. On the other hand, snowmobiles and all-terrain vehicles not only damage the environment, but also spoil the experience for the hiker and lover of the wilderness by their noise and pollution. Motorized sport vehicles insulate the user from the wilderness surroundings so that he might as well ride them in some other place. We (Bruce Trail Association) think such vehicles have no place on the Niagara Escarpment. All motorized vehicles, including automobiles, should be excluded from the Inner Zone. The Escarpment Secretariat proposed by Professor Gertler should be set up by the Government of Ontario to acquire, own, and administer land. It could have powers similar to a Conservation Authority, but must be able to act quickly out of an adequate budget to acquire Escarpment land as it comes up for sale. The Escarpment Secretariat could also buy and resell Escarpment land with the imposition of perpetual scenic easements.

4. SUMMARY STATEMENTS

4.1 Desired Goal For Niagara Escarpment

The submissions from the southern portion of the Niagara Escarpment, from the Niagara Peninsula Section to the Mt. Nemo-Terra Cotta Section, expressed a strong desire for preservation of the Niagara Escarpment. This desire faded as one moves north towards the Bruce Peninsula and here there was little comment on a desired goal.

4.2 Type of Control

All three levels of control; complete control, selective control and regulatory control, were advocated in the submission about equally. Municipal governments tended to favour fee simple acquisition, complete control whereas private individuals viewed with some favour selective and regulatory control possibly as means whereby the individual could remain on the land.

4.3 Administration

Provincial administration of a programme for the Niagara Escarpment was strongly favoured in the submissions with some local participation. Municipal governments in particular emphasized this latter point. Considerable support was received for a Niagara Escarpment Commission

so that there would be a body dealing specifically with the Escarpment and concerned with its entire length.

4.4 Proposed Activities

A variety of recreational uses were proposed including camping, trails, scenic drive and skiing development. There was a desire to keep the Niagara Escarpment in a natural state. This point is contrasted with the expressed opinions to permit compatible residential development. Even in the Bruce Peninsula Section, there exists these contrasting points-of-view between development and natural areas although the local municipal governments have come out on the side of development. The extractive industry received little recognition as a proposed activity along the Niagara Escarpment.

4.5 Identified Problems

In the southern portion of the Niagara Escarpment there was criticism of the Provincial Government's lack of action in protecting the Niagara Escarpment. This situation is contrasted with the northern part of the Escarpment where there has been considerable land acquisition. Here, there was concern over the uncertainty of government intentions for acquisition and the threat of expropriation. Other

identified problems related to the changes occurring in the physical resource due to residential development, water pollution, road construction, extractive industries, etc.

4.6 Suggested Types of Assistance

Grants in lieu of municipal taxes was mentioned fairly frequently for land acquired for park purposes. The provision of funds was also suggested for conservation authorities for maintenance work and to retain farmers on the land.

4.7 Information

There was a desire for better communication from the Province on its proposals for the Escarpment. This point was raised most frequently in the Bruce Peninsula Section.

5. SUBMISSIONS OF PARTICULAR INTEREST

1. Town of Grimsby -- exchange of letters on relationship of extractive industry, provincial licensing and municipal by-laws. (Niagara Peninsula Section)
2. Hamilton Region Conservation Authority, The Protection of the Niagara Escarpment June 22nd, 1972. (Dundas Valley Section).
3. Township of Chinguacousy, Brief to the Niagara Escarpment Task Force, July 26th, 1972. (Mt. Nemo -- Terra Cotta Section).
4. Isthmus Bay Property Owners Association, Brief (Bruce Peninsula Section).
5. Federation of Ontario Naturalists, Submission to the Niagara Escarpment Task Force, June 22, 1972. (presented at Hamilton Public Meeting -- Dundas Valley Section).
6. Bruce Trail Association, A brief to the Niagara Escarpment Task Force, July, 1972. (General.)
7. L.O. Gertler, "The Niagara Escarpment Study: Implementation of a Resources Study," The Ontario Naturalist, September, 1971.

SCHEDULE OF SUBMISSIONS

I. SUBMISSIONS TO THE NIAGARA ESCARPMENT TASK FORCE
May to October, 1972

Briefs, letters and inquiries were received from the following:

A. Planning Boards

1. Acton Planning Board, Acton, Ontario - Grant F. Usher, A.M.C.T.,
Secretary-Treasurer,
2. Beaver Valley Planning Board, Collingwood, Ontario - J. Edward Kentner,
Secretary,
3. Bruce Peninsula Planning Board, Box 36, Lion's Head, Ontario,
Mrs. O.M. Bogers, Secretary-Treasurer,
4. Burlington Planning Board, 426 Brant Street, P.O. Box 5013,
Burlington, Ontario, Mr. Roger Roberts, Planning Commissioner,
5. Chinguacousy Planning Board, 70 Bramelea Road, Bramalea, Ontario,
Miss Gail Ferguson, Planner,
6. Esquesing Planning Board, R.R.1, Georgetown, Ontario, Mr. Delmar French,
Secretary,
7. City of Hamilton Planning Board, City Hall, Hamilton, Ontario,
Robert Bailey, M.T.P.I.C., P.Eng., Commissioner of Planning, City
Planning Department,
8. Hamilton-Wentworth Planning Area Board, 90 King Street East, Sheraton-
Connaught Building, Hamilton, Ontario, Mr. H.J. Gasenbeek, M.T.P.I.C.,
Director of Planning and Secretary-Treasurer,
9. Nassagaweya Planning Board, R.R. 1, Campbellville, Ontario,
Mr. S.W. Savage, Secretary-Treasurer,
10. Niagara-on-the-Lake Planning Board, P.O. Box 484, Niagara-on-the-Lake,
Ontario, Mr. Stan Knox, Chairman,
11. St. Vincent Planning Board, R.R. 1, Meaford, Ontario, Mrs. Ruth Huggins,

B. Municipalities

1. Albermarle Township, R.R. 6, Wiarton, Ontario, Mr. R.J. Gatis, Clerk and Tax Collector,

Municipalities - continued

2. Artemesia Township, Markdale, Ontario, Mr. Aubrey Foster, Clerk-Treasurer,
3. Burlington Township, 426 Brant Street, Box 5013, Burlington, Ontario, R.R. Bailie, P.Eng., Director of Public Works, R.M. Moskel, M.T.P.I.C., Director of Long Range Planning,
4. Caledon Township, Box 120, Caledon, Ontario, Mr. V.L. Davison, Clerk-Treasurer
5. Chinguacousy Township, 70 Bramalea Road, Bramalea, Ontario, Mr. Jeffrey C. Pearson, Senior Planner,
6. Dundas, Town, Town Hall, Dundas, Ontario, G.A. Corner, A.M.C.T., Administrator-Treasurer,
7. Esqueating Township, delegation met with the Task Force,
8. Essa Township, Municipal Buildings, P.O. Box 10, Angus, Ontario, Mr. Brian A. Gauley, Clerk-Treasurer,
9. Grimsby, Town, 114 Main Street West, Grimsby, Ontario, Geoffrey Lawrence, A.M.C.T., Planning and Zoning Administrator,
10. Guelph, City, City Hall, Guelph, Ontario, Mr. K.L. Perry, Director of Planning and Development,
11. Lincoln, Town, 206 King Street West, P.O. Box 1030, Beamsville, Ontario, Mr. Delby Bucknall, Mayor,
12. Lindsay, Township, R.R. 2, Lion's Head, Ontario, Mrs. Freda Meyer, Clerk,
13. Milton, Town, 251 Main Street, East, Ontario, Mr. J. McGeachie, Clerk,
14. Mono Township, R.R. 5, Orangeville, Ontario, Mr. Eric M. White, Clerk-Treasurer,
15. Mulmur Township, Mansfield, Ontario, Mr. E.H. Reid, Clerk-Treasurer,
16. Nassagaweya, Township, Municipal Offices, R.R. 1, Campbellville, Ontario, Mr. C. Thompson, Clerk-Administrator,

Municipalities - continued

17. Niagara Regional Municipality of, 150 Berryman Avenue, Box 504,
St. Catharines, Ontario, Mr. G. Martin, Chairman,
18. Niagara Falls, City, City Hall, Niagara Falls, Ontario, Mr. P. VanBelle,
Planning Administrator, Planning Department,
19. Niagara-on-the-Lake, Town, Niagara-on-the-Lake, Ontario, Mr. F.S. Goring,
Lord Mayor,
20. Owen Sound, City, Grey-Bruce Assessment Office, 345 Eighth Street East,
Owen Sound, Mr. H.C. French, Resident-Farm Evaluation Manager,
21. Pelham, Town, P.O. Box 400, 43 South Pelham Street, Pelham, Ontario,
Mayor H. Black,
22. St. Catharines, City, City Hall, St. Catharines, Ontario, C.T. Armstrong, P.Eng
City Administrator,
23. St. Edmunds, Township, Tobermory, Ontario, Reeve J.P. Johnstone,
24. St. Vincent, Township, R.R. 1, Meaford, Ontario. Mr. J. Foster, Clerk-
Treasurer,
25. Sydenham, Township, R.R. 1, Owen Sound, Ontario, Mr. G.M. Bothwell, Clerk,
26. Thorold, Town, Planning and Development, Thorold, Ontario, Mrs. Mae Dickinson,

C. Boards of Education

1. Bruce County Board of Education, Chesley, Ontario, Mr. J.L. Bowers, Secretary
and Director of Education,
2. Dufferin County Board of Education, 87 Broadway, Suite 2, Orangeville, Ontario,
Mr. Murray Young, Superintendent of Education,

D. Conservation Authorities

1. Credit Valley Conservation Authority, Meadowvale, Ontario, Mr.H.K. Watson,
General Manager,
2. Halton Region Conservation Authority, 225 Main Street, Milton, Ontario,
Murray E. Stephen, P.Ag., General Manager,

D. Conservation Authorities - cont'd

3. Hamilton Region Conservation Authority, P.O. Box 99, Mineral Springs Road, Ancaster, Ontario, Mr. B.W. Vanderbrug, General Manager and Secretary-Treasurer,
4. Niagara Peninsula Conservation Authority, Box 159, Fonthill, Ontario, Mr. C.R. Leuty, Director of Operations,
5. Metropolitan Toronto & Region Conservation Authority, 5 Shoreham Drive, Downsview, Ontario, Mr. F.L. Lunn, Secretary-Treasurer,
6. Sauble Valley Conservation Authority and North Grey Conservation Authority, 300 Tenth Street West, Owen Sound, Ontario, J. Given, Chairman Sauble Valley; R. Comber, Chairman - North Grey.

E. Regional Development Councils

1. Georgian Bay Regional Development Council, 185 King Street North, P.O. Box 190, Midland, Ontario, Mr. W.N. Keefe, General Manager,
2. Niagara, (South Ontario) Economic Development Council, 66 Livingstone Avenue, Grimsby, Ontario, Mr. J. Southall, President, Mr. Harold Costello, General Manager,

F. Regional Tourist Councils

1. The Regional Tourist Council of the Grey & Bruce, P.O. Box 414, Owen Sound, Ontario, Mrs. M. Carnahan, Executive Secretary,
2. Region Niagara Tourist Council, Box 504, St. Catharines, Ontario, Mr. A. Greaves, Secretary.

G. Associations, Clubs, Societies, Committees & Commercial Undertakings

1. Aggregate Producers' Association of Ontario, 2141 Jane Street, Downsview, Ontario, Mr. H.P. Wilson, President,
2. Alliston Recreation Parks & Community Centre Committee, P.O. Box 910, Alliston, Ontario, Miss Sharon L. Jenkins,
3. Barrow Bay Property Owners' Association, R.R. 3, Lion's Head, Ontario, Mr. Jack Luckman, President,
4. Bevan Heights Ratepayers Association, 50 Melrose Drive, Niagara Falls, Ontario, Mr. J.B. Codrington, Vice President,
5. Blue Mountain Resorts Limited, R.R. 3, Collingwood, Ontario, Mr. Gordon Canning, Vice President,

G. Associations, Clubs, Societies, Committees & Commercial Undertakings - cont'd

6. Bruce Trail Association, (The), 33 Hardale Crescent, Hamilton, Ontario, T.W.R. East, Ph.D., President, affiliates (a) Iroquoia Bruce Trail Club, 242 Chartwell Road, Oakville, Ontario, Mrs. Jennie Mansell, President, (b) Niagara Bruce Trail Club, Box 392, Vineland, Ontario, Mr. W.H. Upshall, Chairman, Escarpment Preservation Committee, (c) Toronto Bruce Trail Club, 75 Felbrigg Avenue, Toronto 380, Ontario, Mr. Ken Young, Secretary,
7. Bucknall Farms Limited, Box 63 , Campden, Ontario, Mr. Delby Bucknall, President,
8. Caledon Cedars Development Limited, R.R. 2, Caledon, Ontario, Mr. William R. Hull, President,
9. Caledon Ratepayers Association, Caledon, Ontario, Mr. M. Pembry, President,
10. Canadian National Sportsmen's Show, Suite 3202, Toronto Dominion Bank Tower, Box 168, Toronto Dominion Centre, Toronto 111, Mr. R.T.D. Birchall, Office of the President,
11. Citizens for Conservation, P.O. Box 982, Fonthill, Ontario, Mr. A.B. Scott, Chairman,
12. Committee of a Thousand, P.O. Box 185, Niagara Falls, Ontario, Mr. Norman R. Mitchinson, President,
13. Conservation Council of Ontario, Suite 604, 11 Adelaide Street West, Toronto 1, Ontario, Mr. Clive E. Goodwin, Executive Director,
14. Consolidated Sand & Gravel Company, 1224 Lawrence Avenue West, Toronto 19, Ontario, Mr. Hugh F. Grightmire, President,
15. Craighleigh Developers, Mr. Eddie Goodman,
16. Danks Construction (1957) Ltd., presented by James W. Hammond, B.A., Q.C., Solicitor, 1110 Alexandra Building, 135 James Street South, Hamilton, Ontario,
17. Dufferin Materials & Construction Ltd., 2700 Dufferin Street, Toronto 19, Ontario, W.R. McKenzie, P.Eng., President,
18. Eastnor Horticultural Society, R.R. 3, Lion's Head, Ontario, Mrs. Russell Bray, Director,
19. Federation of Hamilton & District Environmental Groups, R.R. 1, Ancaster, Ontario, Mr. Ray Dunford,
20. Federation of Ontario Naturalists, 1262 Don Mills Road, Don Mills, Ontario, Mr. Gerald McKeating, Executive Director,

G. Associations, Clubs, Societies, Committees & Commercial Undertakings - cont'd

21. Georgetown District Naturalist Club, 10 Albert Street, Georgetown, Ontario,
22. Georgian Heights Cottagers Association, 7 Eden Place, Simcoe, Ontario,
Reverend F.J. Barr, Trustee,
23. Hamilton Federation of Environmental Groups, 2074 Deyncourt Drive,
Burlington, Ontario, Mr. W.A. Gloschenko, Chairman,
24. Hockley Valley Improvement Association, Suite 2108, 101 Richmond Street West,
Toronto, Ontario, Mr. D.W. Forrester, President,
25. Housing & Urban Development Association of Canada, King Edward, Sheraton Hotel,
Toronto 1, Ontario, Mr. Peter Stevens, Director of Provincial Services,
26. Isthmus Bay Property Owners Association, Lion's Head, Ontario, Mrs. Isobel
Greenop, Secretary,
27. Mono Taxpayers Alliance (MONOTA) (address not known) Mr. D.W. Turnbull,
President,
28. Mount Hamilton Horticultural Society, Save the Escarpment Committee,
R.R. 1, Ancaster, Ontario, Mr. Ray E. Dunford, Chairman,
29. Nature Conservancy of Canada, (The), 120 Eglinton Avenue East, Toronto 12,
Ontario, Mr. Charles Sauriol, Administrative Director,
30. Nelson Crushed Stone Company Limited, P.O. Box 8, Burlington, Ontario,
Mr. Harry P. Wilson, General Manager,
31. Niagara Escarpment (Tri-County) Scenic Drive Committee, c/o Mr. Conrad H. Eidt,
P.Eng., Director of Engineering, The Regional Municipality of Niagara, Public
Works Department, P.O. Box 504, 150 Berryman Avenue, St. Catharines, Ontario,
32. Niagara Parks Commission, Mr. Don Wilson, General Manager,
33. Ontario Municipal Recreation Association, 559 Jarvis Street, Toronto 285, Ont.,
Ms. Pat Aitkin, Executive Secretary,
34. Osler Bluff Ski Club Ltd., (The), Box 243 Station K, Toronto 12, Ontario,
Mrs. Catherine Ronson, Executive Secretary,
35. Planning & Development Committee of the Grey County Council, (The),
Corporation of the County of Grey, Phillips Planning & Engineering Ltd.,
3215 Queen Elizabeth Way, P.O. Box 220, Burlington, Ontario, Mr. Ken Whiteford,
Planner,

G. Associations, Clubs, Societies, Committees & Commercial Undertakings - cont'd

36. St. Edmund's Property Owners' Association, 145 Forest Hill Drive, Kitchener, Ontario, Dr. Bruce Jackson, President,
37. Save the Hockley Valley Committee, 111 Richmond Street West, Toronto 110, Ontario, Mr. Morris Gross, Chairman,
38. Sierra Club of Ontario, 43 Victoria Street, #18, Toronto 1, Ontario, Mr. Philip B. Lind, Chairman,
39. Steetley Industries Ltd., Box 2029, Station 'A', 605 James Street North, Hamilton, Ontario, J.S. Spearing, F.C.A., President,
40. Terra Cotta & District Preservation Committee, Terra Cotta, Ontario, Mr. John Agg, Chairman.

H. Private Individuals (Listed by Municipality)

Albermarle Township

1. Mr. C.J. Boyle, Box 614, Chesley, Ontario,
2. Mr. Clarence Gallagher, Clifford, Ontario,

Ancaster

3. Mrs. L. Balebarr, 815 Concession Street, Apartment 2, Hamilton, Ontario,
4. Miss Joan Beckett, Executive Committee of PRESERVE, 623 Old Dundas Road, Ancaster, Ontario,
5. Miss Pearl Bigarr, 7006-80 Robinson Street, Hamilton, Ontario,
6. Messrs. Eric A. Bishop & Given E. Bishop, 1263 Mohawk Road, Ancaster, Ontario,
7. J.R. Bousfield, M.T.P.I.C., Proctor, Redfern, Bousfield, & Bacon, Consulting Engineers & Planners, 75 Eglinton Avenue East, Toronto 12, Ontario,
8. Ms. June E. Caskey, 36 Westminster Avenue, Hamilton 43, Ontario,
9. Mr. J.A. Heaslip, Sir Allan MacNab Secondary School, Wendover Street, Hamilton, Ontario,
10. Mr. Murray D. Lumbey, 166 Council Crest, Ancaster, Ontario,
11. Mr. & Mrs. Martindill, 615 West Fifth Street, Hamilton 41, Ontario,
12. Mrs. J. Page, Box 290, Waterdown, Ontario,
13. Mrs. J.D. Paxton, 58 David Avenue, Hamilton 50, Ontario,

14. Mr. William Stewart, 39 Cluney Avenue, Hamilton 25, Ontario,
15. Student's Park Fund, Mr. Allan Stacey, Staff Co-ordinator,
c/o Ancaster High & V.S., Ancaster, Ontario,
16. Mrs. L. Vandervil, 1000 Fennell East, Hamilton, Ontario,
17. Mrs. Harriette Wallace, 19 Bertram Drive, Dundas, Ontario,
18. Mrs. Anne Wysmyk, 1274 Scenic Drive, Hamilton 42, Ontario,

Artemesia Township

19. Mr. C.V. Box, R.R. 1, Markdale, Ontario,

Burlington, Town

20. Burke A. Richards, M.D., F.R.C.P. (C), 672 Brent Street, Box 336,
Burlington, Ontario,

Caledon Township

21. Mr. G.W. Adams, Stonecrop, R.R. 2, Alton, Ontario,

Caledon East Township

22. Mr. S.W. Caldwell, Spencerwood Farms, R.R. 3, Caledon East, Ontario,

Chinguacousy Township

23. Mrs. Grant Livingstone (No address)

Collingwood

24. Mr. Fred Berrang, 1 Gibbard Crescent, Collingwood, Ontario,
25. Farmers of Kolopore Uplands Area, R.R. L, Ravenna, signed by
Messrs. Warren, Bistretzen, M. Brockelbank, W.A. Dawson, A.D. Reimer,
26. Mr. Allan Gilles, R.R.1, Nottawa, Ontario
27. Mr. & Mrs. F.P. Irwin, Apt. 604, 707 Eglinton Avenue West, Toronto 10, Ont.
28. Mr. Robert A. Livingstone, 124 Cedar Street, Collingwood, Ontario, co-signed
by Messrs. C. Fryer, W. Wright, D. Wright, K. Wilson,
29. Mr. John Ludington, General Delivery, Collingwood, Ontario,
30. Mr. Eric Nylin, R.R. 3, Collingwood, Ontario,

H. Private Individuals (Listed by Municipality) - Cont'd

Collingwood - Cont'd

31. Gilbert Bascoe, M.D., F.A.A.P., 194 Dufferin Avenue, Brantford, Ontario,

32. Mr. Peter Perry, R.R. 1, Collingwood, Ontario,

33. Messrs. Jim Ricketts, Mercer & Watson, General Delivery, Collingwood, Ontario,
Eastnor Township

34. Mrs. Alice Hawes, Stokes Bay, Ontario,

Euphrasia Township

35. Mr. A.G. Brown, 5311 Meadedale Drive, Burnaby, B.C.,

36. Mr. Halden (no address)

37. Mr. Keith McGowan, Ravenna, Ontario,

38. Mr. W.D. Parks, Beaver Valley Lowlands Area,

Fonthill

39. Mr. J.F. Bell, Hurricane Road, P.O. Box 36, Fonthill, Ontario,

40. Mrs. Mary Lou Crysler, R.R. 1, Fonthill, Ontario,

41. Mr. & Mrs. C.D. Rungeling, P.O. Box 920, Fonthill, Ontario,

Georgetown, Town

42. Mr. C. Davidson, 10 Albert Street, Georgetown, Ontario,

43. Mrs. A. Powell, 4 Chipper Court, Georgetown, Ontario,

Grimsby

44. Mr. John B. Arkena (no address)

Guelph, Township

45. Mr. Harold R. Crawford, 186 Edinburgh Road South, #601, Guelph, Ontario,

46. Ms. Mary Hockin,

47. Mrs. H. Louise Ruhrke, R.R. 6, Guelph, Ontario,

48. Mr. Paul J. Ruhrke, R.R. 6, Guelph, Ontario,

H. Private Individuals (Listed by Municipality) -Cont'dHamilton, City

- 49. Mr. J.D. Embury, 96 Paisley Avenue North, Hamilton 16, Ontario,
- 50. Mr. A. McKallion, Local 1005, United Steel Workers of America,
1031 Barton Street East, Hamilton, Ontario,
- 51. Miss Carol Mills, 277 West 31st Street, Hamilton, Ontario,
- 52. Mrs. F.J. Taylor, 67 Empress Avenue, Hamilton 50, Ontario,

Lindsay, Township

- 53. Mr. Robert Forbes, 11 Briarwood Avenue, Port Credit, Ontario,
co-signed by Prof. G.G. VanBeers, 16 Maple Street, Guelph, Ontario and
Prof. S.H. Collins,
- 54. Mrs. P. Peake & Miss G.D. Redden, Bay Bluffs, Dyers Bay, Ontario,

Lion's Head, Village

- 55. Mrs. L. Greenop, 567 Cathcart, Sarnia, Ontario,

Meaford, Town

- 56. Mr. Bill Shannon, 40 Georgian Bay Secondary School, Meaford, Ontario,

Milton, Town

- 57. Mr. W.G. Elsley, R.R. 3, Milton, Ontario,

Mono Township

- 58. Earl Berger, Ph.D (Econ.) c/o Earl Berger Ltd., Planning & Research,
43 Colborne Street, Toronto 1, Ontario,
- 59. John R. Casey, Q.C., Barrister & Solicitor, Box 74, 401 Bay Street, Toronto, Ont.
- 60. Mr. Morris A. Gross, of Minden, Gross, Graftstein & Greenstein, Barristers
and Solicitors, Suit 607, 111 Richmond Street West, Toronto 110, Ontario,
- 61. Mr. David Melnik, c/o Melnik Cooper & Mayer, Barristers and Solicitors,
The Canada Trust Building, 110 Yonge Street, Suite 905, Toronto, Ontario,
- 62. Mr. C.S. Van Wagner, R.R. 1, Orangeville, Ontario,

Niagara Falls, City

- 63. Mrs. M. Moses, 6565 O'Neil Street, Niagara Falls, Ontario,

Private Individuals (Listed by Municipality) - Cont'dNiagara Falls, City - Cont'd

64. Mr. A.F. Sheppard, c/o Martin, Sheppard, Clerk, McKay & Den Ouden,
4607 Huron Street, Niagara Falls, Ontario,

Niagara-on-the-Lake, Town

65. Mr. C.E. Ouerstrom, R.R.1, Niagara-on-the-Lake, Ontario,

Nottawasaga, Township

66. Mr. Laure Chr. Bach, Real Estate Broker, R.R. 1, Duntroon, Ontario,
67. Mr. John Downer, R.R. 3, Singhampton, Ontario,
68. Mr. & Mrs. J.A. Downie, Downie Advertising Ltd., 80 Clarkes Street West,
Toronto 5, Ontario,
69. Ronald J. Emo, O.L.S., Zubek & Emo Ltd., Ontario Land Surveyors,
150 Hurontario Street, Collingwood, Ontario,
70. W.M. Franks, M.D., F.R.C.P.(C)., 25 Leonard Avenue, Suite 009, Toronto 130,
Ontario,
71. Mr. Harry Freedman, 35 St. Andrews Gardens, Toronto, 5, Ontario,
72. Mr. D. Graham, 88 Rangoon Road, Etobicoke, Ontario,
73. Mrs. Lucille M. Henderson, Blue Canyon Crescent, R.R. 1, Duntroon, Ontario,
74. Mr. W.A.R MacFadden, 33 Wycliffe Crescent, Willowdale, Ontario,
75. Mrs. Donald McLean, R.R. 1, Nottawa, Ontario,
76. Messrs. R.A. Milan & R.A. McQueen, c/o Post Office, Glen Huron, Ontario,
77. Mrs. A. Speare, 31 Falstaff Avenue, Toronto 389, Ontario,
78. S.P. Webb, Q.C., Wier & Foulds, Barristers & Solicitors, Canada Life
Building, 300 University Avenue, Toronto 100, Ontario,

Orangeville, Town

79. Mr. David Forrester, R.R. 1, Orangeville, Ontario,
80. E.H. Uderstadt, O.L.S., E.H. Uderstadt, Inc., 162 Broadway, Orangeville,
Ontario,

Private Individuals (Listed by Municipality) - Cont'dOsprey, Township

81. Mrs. Perinah Everett, R.R. 1, Nottawa, Ontario,

82. Mrs. Val. Vitols, R.R.1, Nottawa, Ontario,

Saltfleet, Township

83. Mr. W.E. Griffiths, Contractor, P.O. Box 35, Fruitland, Ontario,

84. Mr. George Sinclair, President, George Sinclair Construction Co. Ltd.,
125 Gailmont Drive, Hamilton, 30, Ontario,

Stoney Creek, Town

85. Werner C. Goman, P.Eng., Big Tub and 11 Charles Street, Stoney
Creek, Ontario,

St. Catharines, City

86. Mr. James A. Murray, Architect & Planning Consultant, 237 McRae Drive,
Toronto 17, Ontario,

87. Mr. Lloyd Oliver, 37 Woodbine Avenue, St. Catharines, Ontario,

St. Edmunds, Township

88. Mrs. Thomas L. Gurran, 138 Washburn Lane, Stoney Point, New York 10980,
U.S.A.,

89. Mr. Donald R. Love, 846 Forest Glen Avenue, Burlington, Ontario,

90. Mr. Donald M. Smith, 395-A Fletcher Street, Petrolia, Ontario,

91. Mr. David A. Wynoch, R.R. 1, Tobermory, Ontario,

Thorold, Town

92. Mr. John C. Berry, 34 Thompson Avenue, Thorold, Ontario,

Thornbury, Township

93. Mr. Saul Ellis, 28 Lower Links Road, Willowdale, Ontario,

Wiarton, Town

94. Maurice Downs, Q.C., Wiarton, Ontario,

I. Private Individuals - general comments & enquiries

1. Mr. & Mrs. E.F. Adamson, 11 Princess Anne Crescent, Islington, Ontario,
2. Mr. F.W. Beales, Associate Professor, Department of Geology, University of Toronto, Toronto 181, Ontario,
3. Mr. and Mrs. A.P. Bessey, 6 Elizabeth Street, Hespler, Ontario,
4. Mr. Allan S. Blott, Thomson, Rogers, Barristers & Solicitors, 2200 Richmond-Adelaide Centre, 120 Adelaide Street West, Toronto 110, Ontario,
5. D.G. Cerigo, Ph.D., P.Eng., Suite 2101, The Thomson Building, 65 Queen Street West, Toronto 1, Ontario,
6. Mr. L.F.M. Clements, 120 Lonsdale Valley Road, Apt. 809, Toronto, 5, Ontario,
7. Mrs. A.J. Dewdney, 9 Confederation Street, Glen Williams, Ontario,
8. Mr. & Mrs. H.H. Engell, 245 Pinehurst Drive, Oakville, Ontario,
9. Miss M. Flegen, Apartment 1005, 565 Avenue Road, Toronto 7, Ontario,
10. Mr. Henry Flies, Architect, 1129 Leslie Street, Don Mills, Ontario,
11. Prof. N. Franks, 5 Douglas Crescent, Toronto 287, Ontario,
12. Ms. Paula Gorsline, School of Landscape Architecture, Guelph, Ontario,
13. Mr. E.R. Grange, 33 Strathallen Boulevard, Toronto 305, Ontario,
14. Richard & Janet Harney, 54 Farnham Avenue, Toronto 7, Ontario,
15. Mr. & Mrs. R. Hansen, R.R. 2, Norval, Ontario,
16. Mr. Bill Inwood, Stapells, Sewell, Stappells, Patterson & Rodgers, 110 Yonge Street, Toronto, 1, Ontario,
17. Mrs. B.M. Jackson, 145 Forest Hill Drive, Kitchener, Ontario,
18. Mr. Kilgour, 101 Richmond Street West, Suite 2108, Toronto 1, Ontario,
19. Mr. K.H. Kudmore, R.R. 1, Loretto, Ontario,
20. Mr. Geoffrey F. Langfield, 208 Bartley Bull Parkway, Brampton, Ontario,
21. Miss Barbara McLeod, 44 Honeysuckle Crescent, London 25, Ontario,
22. Mr. S.W. Motorny, 441 Welland Avenue, Toronto 21, Ontario,
23. Mr. W.A. Murgall, Box 1002, North Bay, Ontario,

I. Private Individuals - general comments & enquiries - cont'd

24. Mr. James A. Murray, 237 McRae Drive, Toronto 352, Ontario,
25. Mr. William Painter, 109 Royal York Road, Toronto 14, Ontario,
26. K.E. Richter, M.D., 188 Brant Avenue, Brantford, Ontario,
27. Mr. Douglas J. Rowland, 302 Oriole Parkway, Toronto, Ontario,
28. Mrs. Pauline Shapiro, 30 Edith Drive, Apartment 712, Toronto 12, Ontario,
29. R.K. Start, M.D., 30 Lincoln Avenue, Brantford, Ontario,
30. Mr. Tim Stewart, Apt. 1601, 10 Avoca Avenue, Toronto 7, Ontario,
31. Mr. David Townsend, 292 Woodland Drive, Oakville, Ontario,
32. Mr. John Van Nostrand, 71 Tranby Avenue, Toronto 180, Ontario,
33. Mr. Jay Walez, New York Times, Room 906, National Press Building, 150 Wellington, Ottawa, Ontario,
34. Mr. Ralph S. Winslade, Agricultural Representative, North Niagara Vineland Station, Ontario,

J. Public Meetings

	<u>Location</u>	<u>Estimated Attendance</u>	<u>Estimated Comment Cards Received</u>
a.	Collingwood	500	50
b.	Hamilton	150	60
c.	Lion's Head	300	30
d.	Milton	130	20
e.	Orangeville	150	20
f.	Owen Sound	75	10
g.	St. Catharines	150	60
		—	—
	TOTAL	1,455	250

a. Collingwood Public Meeting

Approximately 500 people attended and 50 comment cards were received. The following people expressed their views verbally:

1. Mr. L. Bock, Farmer,
2. Mr. Gordon Canning, Vice President, Blue Mountain Resorts,

J. Public Meetings - Cont'd

a. Collingwood Public Meeting - Cont'd

3. Mrs. Christie,
4. Mr. Lawrence Cooper, Conservation Club,
5. Mr. Bernie Cryderman,
6. Mr. Malcolm Dixon, Craigie's Ski Club,
7. Mr. Grant Duff, President of Alpine Ski Club,
8. Mr. Ken Foster,
9. Mr. Reg. Hartman for Kestle Development Ltd.,
10. Mr. Reg. Hayman,
11. Mr. Lindsay Ingles, Reeve, Osprey Township,
12. Mr. Dic Kupa,
13. Mr. Luddington,
14. Mr. Doutlas Mathews,
15. Mr. Gerry McArthur, Vice President, Scenic Caves Enterprises Ltd.,
16. Mr. David McNichol, Reeve of Collingwood Township, & Chairman of Beaver Valley Planning Board,
17. Mr. Jack Reynolds,
18. Mr. Doug Roland,
19. Mrs. Katie Ronson, Executive Secretary, Osler Bluffs Ski Club,
20. Mr. Robert Simpson,
21. Mr. Bob Thompson,
22. Mr. George Willis, Blue Mountain Bruce Trail Club,
23. Mr. Bob Wright,
24. Mr. Randy Young,

J. Public Meetings - Continued

b. Hamilton Public Meeting

Approximately 150 people attended and 60 comment cards were received. The following people expressed their views verbally:

1. Miss Alma,
2. A member of the Executive of The Preserve the Ancaster Environment,
3. Miss Crystal Baker, Student, Prince of Wales School,
4. Mr. T.A. Beckett, Hamilton, Region Conservation Authority,
5. Mr. Gordon Dean, Reeve, Saltfleet Township and Wardern of the County of Wentworth,
6. Miss Linn Dalman, Student of Parklawn,
7. Mr. Phil Draper, The Federation of Ontario Naturalists,
8. Mr. Roy Dunford, Chairman, Save The Escarpment Committee of the Mount Hamilton Horticultural Society,
9. Mr. Dardon, President, National Club,
10. Dr. Tom East, President, Bruce Trail Association,
11. Mr. Robert Gerrie, Hamilton Mountain Young Progressive Conservatives Association,
12. Mrs. Val Glooschenko, Federation of Hamilton Environmental Groups,
13. Mr. Val Hart, Secretary, Metropolitan-Hamilton House Builders' Association,
14. Mr. Jack Kenny,
15. Mr. Jack Lee, President, Ontario Orientarian Association,
16. Mr. Ray Lowes, Secretary, Bruce Trail Association,
17. Mrs. Jennie Mansell, Iroquoia Bruce Trail Club,
18. Mr. Brian Martindill, member, Bruce Trail Club & CHOP,
19. Mr. Matthews,
20. Mr. Bob Monte,

J. Public Meetings - Continuedb. Hamilton Public Meeting - continued

21. Mrs. Max Samuel, Save The Lakeshore Association,

22. Mrs. Pauline Shapiro,

23. Mr. Sinclair,

c. Lion's Head Public Meeting

Approximately 300 people attended the meeting and 30 comment cards were received. The following people expressed their views verbally:

1. Mr. Ivan Bell, San Francisco, California, U.S.A.,

2. Mr. Jack Buckman, Barrow Bay Property Owners' Association,

3. Mr. John Carpenter,

4. Mr. Grant Davis,

5. Mr. Clark Dodger,

6. Mr. Hanley Forbes, ex-Reeve, Amabel,

7. Mr. Russell Gray, Eastnor Horticultural Society,

8. Mrs. Else Hanel,

9. Mr. Milton Hayes,

10. Mrs. G. Heathers,

11. Mr. Rod Hume,

12. Mrs. Ruth Jackson,

13. Mr. J.P. Johnstone, Reeve, St. Edmunds,

14. Mr. Tom Jones,

15. Mr. E.C. King,

16. Mr. Carl Manore,

17. Mr. Douglas McCwaig,

18. Mr. Ron McDonald,

J. Public Meetings - continued

c. Lion's Head Public Meeting - continued

19. Mr. Meyhew,
20. Mrs. Percy Watt Palmerston,
21. Mr. Gary Porter,
22. Mr. George Porter,
23. Mrs. Joyce Robinson, St. Edmunds Property Owners' Association,
24. Mrs. Wynn Rouse,
25. Mr. Stokey,
26. Ms. Edith Thompson, Georgian Heights Cottage Owners' Association,
27. Mr. Stanley Usher, Isthmus Bay Property Owners' Association,
28. Mrs. Wheeler,
29. Mr. Ross Whicher,

d. Milton Public Meeting

Approximately 130 people attended this meeting and 20 comment cards were received. The following people expressed their views verbally:

1. Mr. Brian Best, Ontario Steering Committee,
2. Mr. W.D. Brown, Toronto Bruce Trail Club,
3. Mr. Roy Dunford,
4. Mr. Fisher,
5. Mr. Garden,
6. Mr. Howick, member of Esquesing Township Council,
7. Mr. George Jackson,
8. Mr. D. Kennedy,
9. Mr. Jack Lee, President of Ontario Orientarian Association,
10. Mr. Lewis,

J. Public Meetings - Continued

d. Milton Public Meeting - continued

11. Mr. Ray Lowes, Bruce Trail Association,
12. Mr. Ivan Mansell,
13. Mr. John MaCallum,
14. Mr. Sims, Chairman, Coalition of Concerned Citizens,
15. Mr. Steven, Halton Region Conservation Authority,
16. Mr. Thompson, Bruce Trail Association,

e. Orangeville Public Meeting

Approximately 150 people attended this meeting and 20 comment cards were received. The following people expressed their views verbally:

1. Mr. Doug Baton, President, Caledon Hills Bruce Trail Club,
2. Mr. Stan Beck,
3. Miss Anne Church,
4. Mr. W. Common,
5. Mr. Fred Coombes,
6. Mr. Walter Elliot,
7. Mr. Clint Ferrier,
8. Mr. David Forrester,
9. Mr. Gross, Chairman, Save the Hockley Valley Committee,
10. Dr. R.K. Howson, Councillor,
11. Mr. Stan Leighton,
12. Mr. Elmer Overland,
13. Mr. Parker,
14. Mr. David Scott, Board of Education Trustee,

J. Public Meetings - Continued

e. Orangeville Public Meeting - continued

15. Mrs. Helen Sinclair,

16. Mr. L. Thompson,

f. Owen Sound Public Meeting

Approximately 75 people attended this meeting and 10 comment cards were received. The following people expressed their views verbally:

1. Mr. Betts, Reeve, Artemesia,

2. Mr. Everett Brown, Reeve, Osprey Township,

3. Miss Marie Curtis,

4. Mr. Ivan Davidson,

5. Mr. John Durham, North Grey Conservation Authority & Sauble Valley Conservation Authority,

6. Mr. George Ebel of Ebel Quarries,

7. Mr. Fred Fawcett,

8. Mr. R. Ingles,

9. Mr. Johnson,

10. Mr. Tom Jones,

11. Mr. R.J. Keist, Beaver Valley Planning Board,

12. Mr. E.C. King,

13. Reeve J.D. McNichol,

14. Mr. Mercer,

15. Mr. Harry Stobbe, Owen Sound Ledgerack,

g. St. Catharines Public Meeting

Approximately 150 people attended this meeting and 60 comment cards were received from this meeting. The following people expressed their views verbally:

1. Mr. Don Alexander,

J. Public Meetings - Continuedg. St. Catharines Public Meeting - Continued

2. Mr. John Codrington, Bevan Heights Ratepayers Association,
3. Mr. Trevor Denton, Citizens for Conservation,
4. Mr. Conrad Eidt, Niagara Escarpment Scenic Drive Committee,
5. Mr. Ray Konkle,
6. Mr. Lloyd Oliver, President, Niagara Bruce Trail Club,
7. Mr. Ronald Reagan,
8. Mr. Richardson,
9. Mr. Norm Richardson, Committee of a Thousand,
10. Mr. Rose,
11. Mrs. Colleen Shapiro,
12. Mr. John Spearing, President, Steetley Industries Ltd.,

HT/395/.C33.N5/.T67/1972
Ontario. Ministry of Treasury,
To save the Escarpment :
report of the Niagara
c.1

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